



## 4 Back Shaw Farm

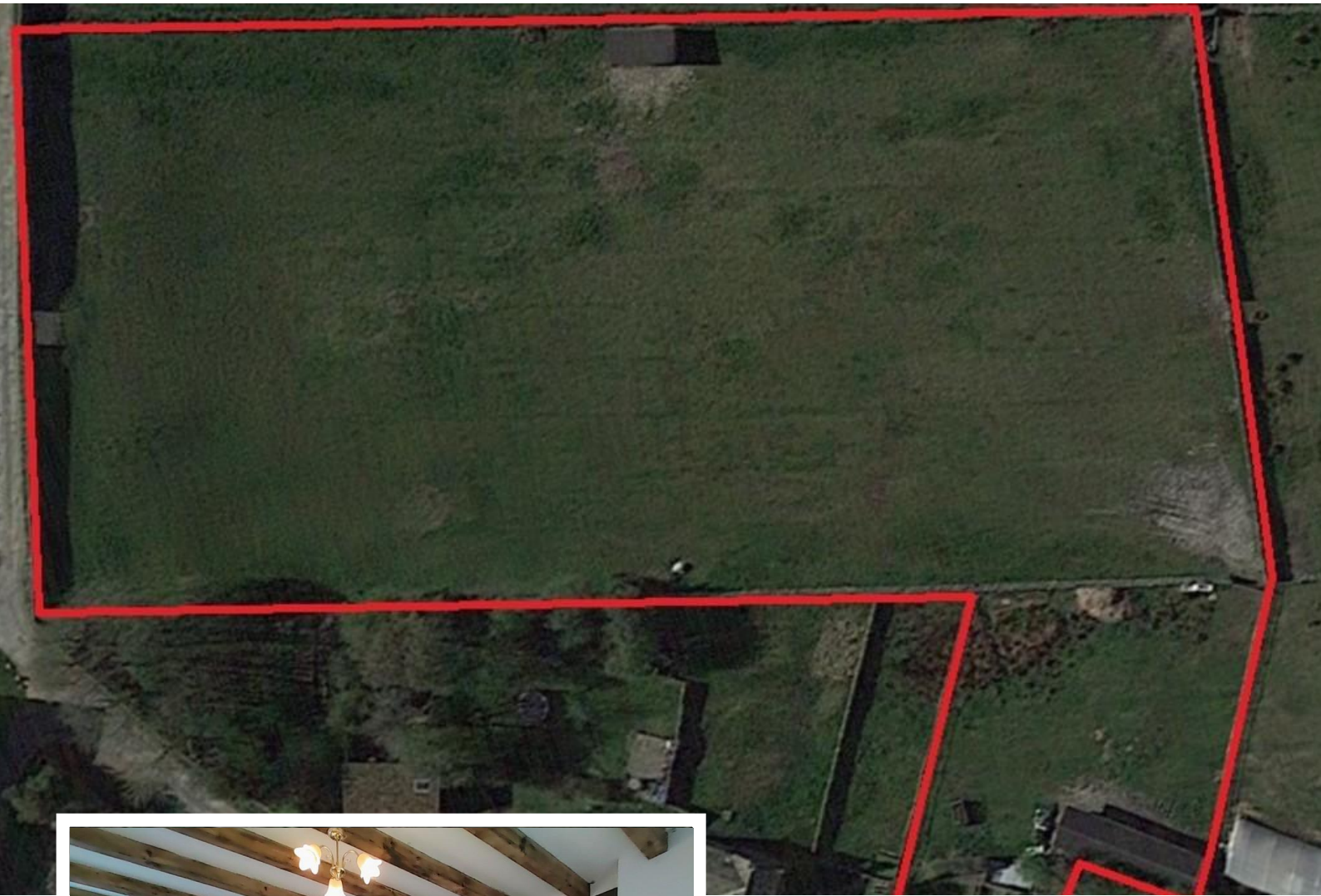
- THREE/FOUR BEDROOM FARMHOUSE
- EQUESTRIAN INTEREST
- TWO ACRE FIELD PLUS Paddock
- OFF-ROAD PARKING

**£465,000**

EPC Rating '52'







## Property Description

**\*\* THREE/FOUR BEDROOM FARMHOUSE USE \*\* OVER TWO ACRES OF LAND PLUS PADDOCK \*\* STABLE BLOCK \*\* RURAL LOCATION \*\* OPEN OUTLOOK \*\* GRADE II LISTED \*\*** This interesting proposition will certainly be of interest to the equestrian community and offers a desirable, rural position on the outskirts of Keighley. Offering 'ready to move in' characterful accommodation across two floors. The property is serviced by a septic tank (recently replaced), a new electric heating system and a free spring water supply with pump and filtration system. Ample off road parking, garden area with patio and a gate leading to the paddock, stables and land beyond. We expect a high demand; so please register your interest with us ASAP. Briefly comprising of: Farmhouse Kitchen. Store Room, Lounge & open-plan Dining area, First Floor - Landing, Master Bedroom with Ensuite and two further Bedrooms, one of which has access to an occasional fourth Bedroom and a family Bathroom. Council Tax band D. Freehold.





#### KITCHEN/DINER

24' 8" narrowing to 15' 7" x 11' 2" (7.52m x 3.4m) A stable door leads into the kitchen, with the original stone floor and windows to the three sides. Fitted with a range of base and wall units, laminated work surfaces and splashback wall tiling. Integrated electric oven, electric hob and extractor. Belfast sink, plumbing for a washing machine and a dishwasher.

#### STORE

Previously a ground floor WC, but now used for storage. Window to the side elevation.

#### LOUNGE

18' 7" x 11' 1" (5.66m x 3.38m) Multi-fuel cast iron stove, Entrance door and side windows, solid-wood flooring, exposed beams and an under-stairs store area. Being open to:

#### DINING AREA

13' 7" x 12' 0" (4.14m x 3.66m) French doors lead out onto a recently paved, raised patio seating area. Solid wood flooring, windows to the side and rear elevations, and an oak open-staircase leading to the first floor.

#### LANDING

A spacious landing area with doors off to all bedrooms & the bathroom, plus access to the loft space via a drop-down ladder.



#### BEDROOM ONE

14' 8" narrowing to 9' 10" x 10' 2" (4.47m x 3.1m) Window to the rear elevation with open views, radiator, dressing room and access to the en-suite.

#### DRESSING ROOM

5' 5" x 4' 6" (1.65m x 1.37m) A useful walk-in wardrobe with hanging rails and shelving.

#### ENSUITE

A modern white suite comprising of a push button WC, pedestal washbasin and a double width walk-in shower enclosure with thermostatic shower. Part-tiled walls, tiled floor and a window to the front elevation.



#### BEDROOM TWO

13' 4" x 10' 3" (4.06m x 3.12m) Window to the rear elevation with open views and a radiator.

#### BEDROOM THREE

12' 3" x 7' 3" (3.73m x 2.21m) Velux roof-window with integrated blind and access through to an occasional bedroom.

#### OCCASIONAL BEDROOM

12' 3" x 7' 9" (3.73m x 2.36m) Window to the front elevation and a radiator.





#### BATHROOM

8' 4" x 7' 5" (2.54m x 2.26m) A spacious family bathroom comprising of a roll-top bath with telephone style taps, separate corner shower cubicle with a thermostatic shower, WC and a pedestal washbasin. Part-tiled walls, tiled floor, chrome heated towel rail and a window to the side elevation.

#### EXTERNAL

To the front of the property is a gated driveway that leads down the side of the house. A pathway leads to a paved front garden area and access to the house. To the rear is a garden area with a raised patio that enjoys the open views, two garden sheds and further parking. A gate leads down to the paddock with four 12' x 12' stables and a tack room, all with power and lighting. Two of the stables are currently being used as dog kennels but could easily be put back if required. A further gate from the paddock opens to a two acre field with a stone wall boundary. The paddock measures approx. 1/3 acre.

Please contact Whitney's if you require any further information or would like to arrange a viewing.

#### PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.