



Bailey Fold

- RURAL DETACHED FARMHOUSE
- THREE BEDROOMS
- GRADE II LISTED
- CHARACTER FEATURES

£465,000

EPC Rating '61'





Property Description

Whitney's are delighted to offer for sale this spacious three bedroom Grade II listed farmhouse in a rural position in Allerton. Abutting open fields and enjoying large gardens, driveway for 10+ cars, double garage and well appointed, character accommodation with rural views from every window! Bailey Fold is tucked away in a desirable position set amongst just seven other similar character properties. Including gas central heating, double glazed sash windows, period features and quality contemporary fittings and fixtures. This very appealing property certainly provides an extremely attractive opportunity and is strongly recommended indeed for inspection. Briefly comprising of: Entrance Porch, Hallway, Lounge, Dining/Sitting Room, Kitchen, Utility Room, WC, Rear Porch, Cellar. To the first floor are three Bedrooms, Master Ensuite and a family Bathroom. Substantial gardens to three sides, a large Driveway, double Garage, Shed and a further Driveway providing additional parking.





PORCH

A side stone-built porch with double doors leading into the hallway. Window to the side elevation, central heating radiator and a tiled floor.

HALL

Beamed ceiling and stairs leading off to the first floor. Doors to the dining room & kitchen, and a central heating radiator.

KITCHEN

22' 1" x 8' 4" (6.73m x 2.54m) Fitted with a good range of base and wall cabinets with complimentary working surfaces incorporating a breakfast bar, and matching upstands. Stoves gas double oven & electric grill and a Stoves electric hob with extractor above. One and a half bowl sink and drainer with mixer tap and an integrated fridge-freezer. There is a window to the side elevation and two large roof windows, along with inset spotlighting, a useful cloaks cupboard and a central heating radiator. A tiled floor flows through to a large utility room.



UTILITY ROOM

14' 3" x 8' 3" (4.34m x 2.51m) Fitted with a good range of base and wall cabinets with complimentary working surfaces, matching upstands and a stainless steel sink & drainer. Plumbing for a washing machine & dishwasher and a cupboard housing the central heating boiler. Roof window and a central heating radiator.



PORCH

Double doors leading into/from the utility room and a tiled floor.

WC

Push button WC and a rectangular bowl style washbasin. Heated towel rail, extractor and a tiled floor.

LOUNGE

18' 2" x 15' 2" (5.54m x 4.62m) A characterful reception room with windows across the front garden and the open views beyond, exposed beams and an original stone fireplace with a cast iron gas stove. Two central heating radiators.



FRONT PORCH

Windows to both sides and a door to the garden. Stone floor and a stone bench seat.

DINING ROOM

18' 6" x 14' 10" (5.64m x 4.52m) A spacious room with dining area and a raised seating area. Exposed beams, windows to the front elevation and another cast iron gas stove set in a stone surround. Two central heating radiators.



CELLAR

A vaulted cellar providing further storage. Stone floor, original shelving and a window to the front elevation.

FIRST FLOOR

A spacious landing area with open spindle balustrade gives access to three bedrooms and the bathroom. Exposed beams and access to the loft space.

BEDROOM ONE

17' 2" x 10' 4" (5.23m x 3.15m) Windows to the front elevation enjoying the panoramic views, exposed beams and wall-to-wall five-door fitted wardrobes. Stone fireplace, central heating radiator and a door to the ensuite.



ENSUITE

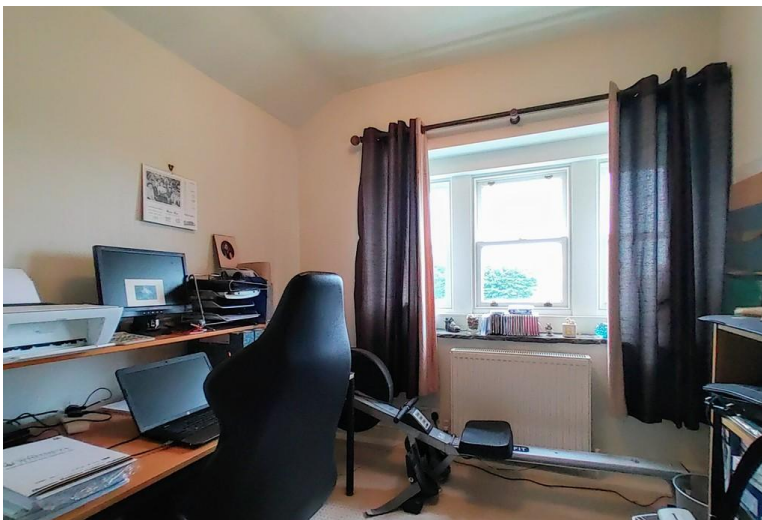
Corner shower cubicle, WC and a washbasin set in a modern vanity unit. Chrome heated towel rail and an extractor.

BEDROOM TWO

14' 1" x 13' 3" (4.29m x 4.04m) Fitted wardrobes, storage cupboard and overhead cupboards. Original stone fireplace, exposed beams and windows to the front elevation.

BEDROOM THREE

10' 8" x 8' 8" (3.25m x 2.64m) Currently used as a home office. Windows to the side elevation, fitted storage cupboard and a central heating radiator.



BATHROOM

9' 4" x 7' 1" (2.84m x 2.16m) A good-sized family bathroom with a panelled bath and shower tap attachment with folding glass shower screens, WC and a modern washbasin with mixer tap set in a storage unit. Chrome heated towel rail with integrated radiator, window to the side elevation and exposed beams.

EXTERNAL

Travelling down Bailey Fold the property is the first house on the right. There is a small driveway with parking for two cars and just after this, is the main gravel driveway with parking for 10+ cars, a shed and the double garage. The driveway wraps around the side of the house and the main garden area is to the front. There is a delightful paved patio area to the side of the house enjoying the views. To the front, the garden is mainly laid to lawn with well manicured flowerbeds, mature shrubs, trees, pond and stone wall boundaries.

DOUBLE GARAGE

17' 10" x 16' 5" (5.44m x 5m) A stone-built detached double garage with a remote control electric door, power and light.





ADDITIONAL INFORMATION

Bailey Fold is an unadopted road that is maintained by the seven properties.

All seven properties are connected to a septic tank that is due to be replaced with a package treatment plant. The costs are shared equally.

FREEHOLD

GRADE II LISTED

EPC & FLOORPLAN TO FOLLOW



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.

