

Simon Blyth
ESTATE AGENTS

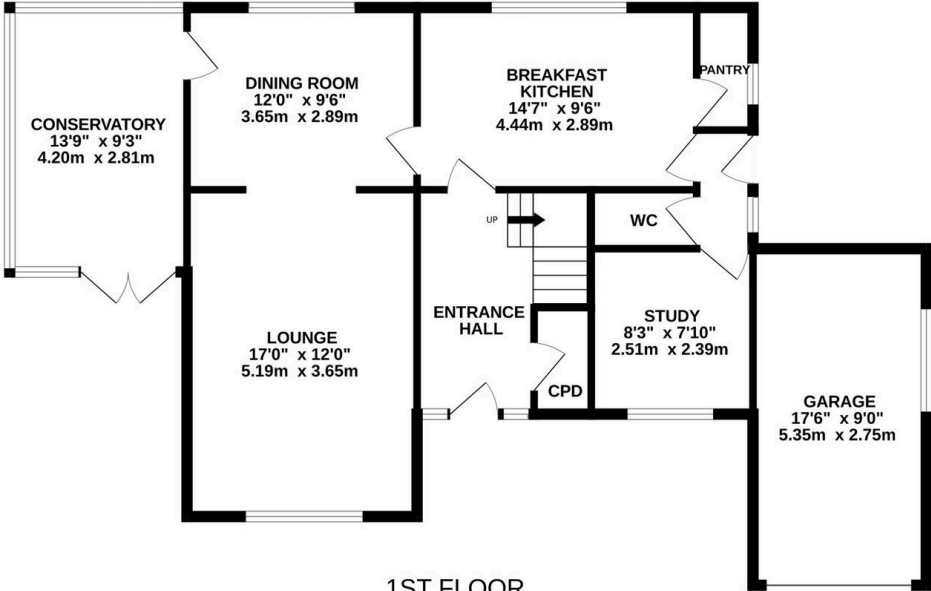


Haigh House Farm, Wakefield Road,

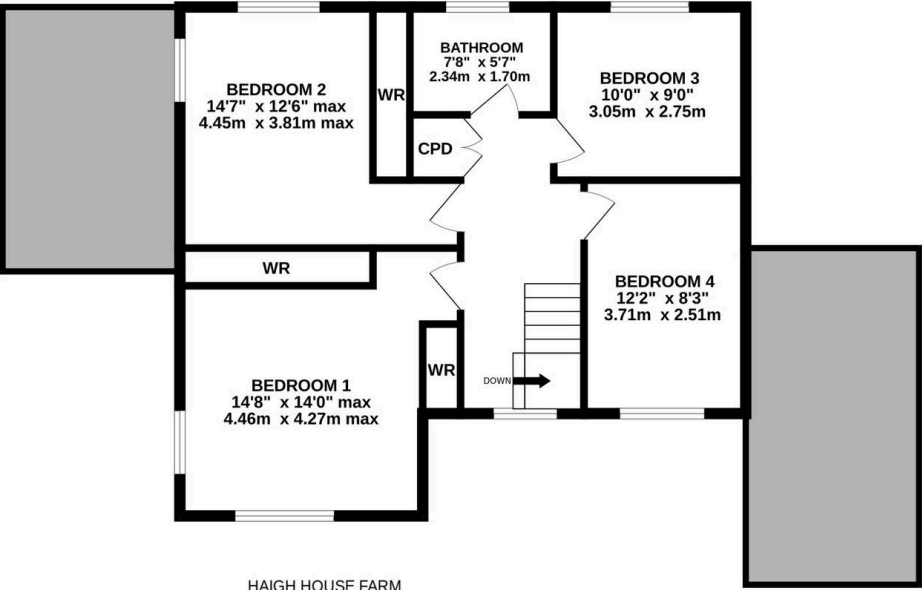
Rothwell Haigh, Leeds, LS26

Offers in Region of **£750,000**

GROUND FLOOR



1ST FLOOR



HAIGH HOUSE FARM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Haigh House Farm, Wakefield Road

Rothwell Haigh, Leeds

IN APPROXIMATELY 0.7 OF AN ACRE OF GARDENS AND WITH A 0.5 ACRE Paddock AVAILABLE WHICH IS ADJACENT. THIS FOUR BEDROOM DETACHED FAMILY HOME HAS A HUGE AMOUNT OF POTENTIAL TO CREATE A LOVELY EQUESTRIAN PROPERTY IN LARGE GARDENS AND HAS A HUGE AMOUNT OF POTENTIAL TO CREATE A MUCH BIGGER AND MORE STYLISH HOME SUBJECT OF COURSE TO THE NECESSARY CONSENTS. THE LOCAL ARCHITECT VISUALS SHOWN ON OUR BROCHURE MAY HELP ENVISAGE SUCH A FABULOUS HOME.

The current welcoming home has a good sized accommodation that with gas fired central heating and double glazing, briefly comprises; entrance hall, lounge, dining room, large conservatory overlooking the beautiful gardens, dining kitchen, pantry, side entrance lobby, downstairs W.C, study, four double bedrooms, house bathroom and attached garage.

In this highly commutable location, within five minutes' drive of Leeds ring road and the M1, Haigh House Farm has much to offer.

Council Tax band:

Tenure: Freehold

EPC Rating: D





ENTRANCE HALLWAY

uPVC door with glazed windows to either side gives access through to the entrance hallway. The entrance hallway is of a good size and features the staircase. There is an under stairs store and a doorway leads through to the lounge.

LOUNGE

17' 0" x 12' 0" (5.19m x 3.65m)

A good sized room with a lovely view out over the property's front gardens, courtesy of a large window. The room has two ceiling light points, coving to the ceiling and an attractive fireplace with open fired grate with raised hearth, matching backcloth and period style surround. A broad opening leads through to the dining room.

DINING ROOM

12' 0" x 9' 6" (3.65m x 2.89m)

This has a doorway through to the kitchen and a doorway through to the conservatory and it also has a large window once again, giving a lovely view out over the property's delightful rear and exceptionally sized garden.



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CONSERVATORY

13' 9" x 9' 3" (4.20m x 2.81m)

With a full panoramic view out over the good sized gardens this conservatory has a high roofline with high quality glazing. There are twin glazed doors out to the garden and two wall mounted electric heaters, and timber effect flooring.

BREAKFAST KITCHEN

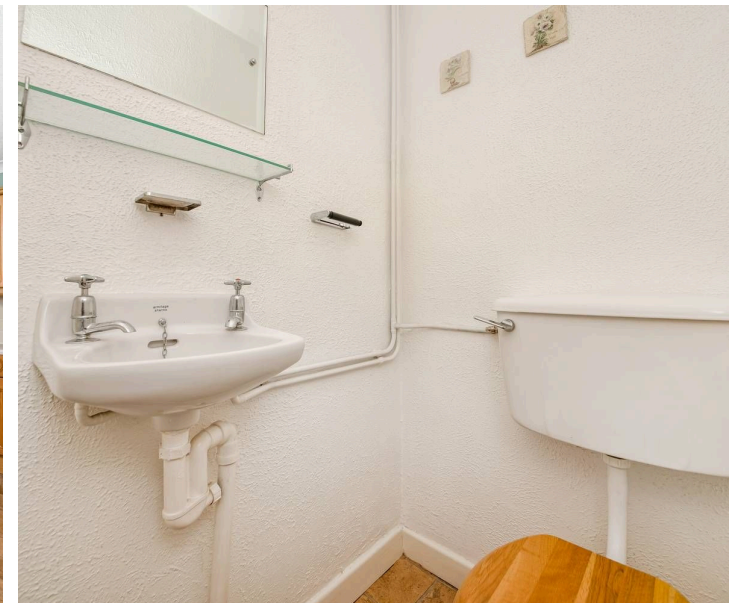
14' 7" x 9' 6" (4.44m x 2.89m)

With attractive flooring the breakfast kitchen has once again a good view out over the gardens, courtesy of a large window. There is a wealth of units at both the high and low level with a large amount of working surfaces, glazed display cabinet, display shelving, in built oven, hob with extractor fan over, plumbing for a dishwasher, space for an automatic washing machine, inset one and a half bowl stainless steel sink unit with mixer tap over, fridge and freezer space and a doorway gives access to a pantry with the usual shelving and tiled ceramic cold shelf. There is an obscured glazed window, side entrance lobby with external door, window and doorway giving access to the downstairs W.C.



DOWNSTAIRS W.C

Fitted with polished timber seat and wash hand basin.





OFFICE/STUDY

8' 3" x 7' 10" (2.51m x 2.39m)

Also from this rear lobby, a doorway gives access to the office/study which has a pleasant view out over the property's front gardens. A staircase turns and rises up to the first floor landing.

FIRST FLOOR LANDING

This landing has a pleasant view out to the front and also has a loft access point and in built storage cupboards.

BEDROOM ONE

14' 8" x 14' 0" (4.46m x 4.27m)

A lovely double room with bedrooms to two sides enjoying a pleasant view. There are in built robes with sliding doors, further in built robes with storage cupboards above.



BEDROOM TWO

14' 7" x 12' 6" (4.45m x 3.81m)

Yet again, a double room with two windows with lovely views out over the property's gardens and beyond. There is a bank of in built robes, centrally located dressing table/desk with storage cupboards above.

BEDROOM THREE

10' 0" x 9' 0" (3.05m x 2.75m)

Once again, a good sized room with a lovely view out over the property's rear gardens.

BEDROOM FOUR

12' 2" x 8' 3" (3.71m x 2.51m)

Bedroom four has a broad window giving a pleasant outlook over the property's front gardens and beyond.



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HOUSE BATHROOM

7' 8" x 5' 7" (2.34m x 1.70m)

The property's bathroom is fitted with a three piece suite which comprises of a low levelled W.C, pedestal wash hand basin, bath with Mira shower and foldaway screen over, ceramic tiling to the full ceiling height, inset spotlighting, attractive flooring, and obscured glazed window.

OUTSIDE

The property stands in approximately 1.2 acres. The delightful mature gardens and perhaps best demonstrated by the photographs within this brochure. There is well established hedged boundaries and a delightful mixture of mature shrubbery and trees, most of the garden is down to lawn with well stocked shrub bed and herbaceous borders. There is an enclosed area to the side/rear with timber fencing adjoining outbuilding, attached good sized single garage and driveway. The gardens are without a doubt extensive and provide a huge amount of family space together with a huge amount of potential.

PADDOCK

The property is offered for sale at offers around £750,000 adjoining there is a paddock with mature trees, this paddock measures approximately (see plan). The paddock is offered for sale separately at offers around £50,000, purchasers would need to erect fencing and install access gates either directly into the property's garden/driveway area or a gateway can be installed close to the house entrance gates







FRONT ELEVATION



REAR ELEVATION

ADDITIONAL INFORMATION

The property has gas fired central heating, and double glazing.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

PROPERTY VIEWING NOTES -



Simon Blyth Estate Agents

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