



The Old Stables | Kirkheaton | NE19

**£595,000 Offers Over**

This detached house, immaculately presented and available for sale, is located in a charming village setting in Kirkheaton, surrounded by green spaces. The residence reveals a perfect blend of space and comfort, designed with an open-plan layout that maximises natural light.

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**BARN CONVERSION**

**OPEN PLAN LIVING**

**ORIGINAL STONE WALL**

**THREE BEDROOMS**

**THREE BATHROOMS**

**NO UPPER CHAIN**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

The property comprises of three beautiful double bedrooms, all of which boasts an en-suite which offer the epitome of comfort. There is a further bonus room on the first floor which can be used as bedroom four or home office. A unique feature of this property is the underfloor heating, ensuring warmth and comfort in every corner of the house.

The reception room, adorned with large windows, provides a scenic view of the garden, and ample space for the whole family. Additionally, it features a log burner, perfect for cosy winter nights.

The heart of this home is the open-plan kitchen, furnished with a kitchen island. It's bathed in natural light streaming from the picture windows and also accommodates a dining space, perfect for family meals and entertaining guests. There is also a boot room and utility room to the side of the kitchen.

This house is ideal for families seeking a comfortable and stylish living experience in a peaceful setting. The property's unique features, coupled with its pristine condition, make it a truly desirable home.

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#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: SEPTIC TANK

Heating: LPG

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: F

P00007408.SD.SD.11/6/25.V.1



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