



The Old Stables | Kirkheaton | NE19 2DG

£495,000 Guide Price

For Sale by Auction: Option 2. 31st July 2025 10:00am - Bidding opens 24 hours prior
Terms and Conditions apply.

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

THREE ENSUITE BEDROOMS

MODERN KITCHEN

OPEN PLAN LIVING

NO UPPER CHAIN

VILLAGE SETTING

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.

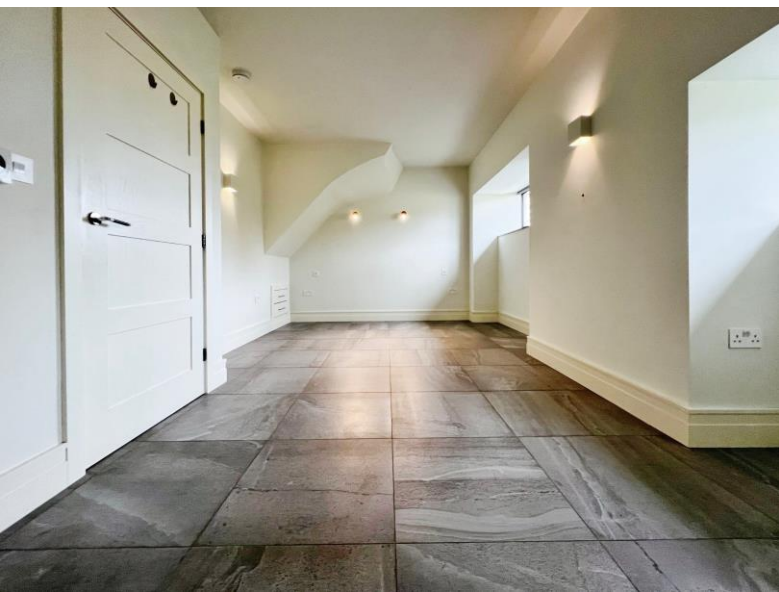
The heart of this home is the open-plan kitchen, furnished with a kitchen island. It's bathed in natural light streaming from the picture windows and also accommodates a dining space, perfect for family meals and entertaining guests. There is also a boot room and utility room to the side of the kitchen.

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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Living Room: 21'06" (max) x 16'02" (max) - 6.55m x 4.93m

Dining Kitchen: 23'02" (max) x 19'10" (max) - 7.06m x 6.05m

Bedroom One: 11'02" x 19'03" - 3.40m x 5.87m

En-suite: 11'02" x 9'05" - 3.40m x 2.87m

Bedroom Two: 11'06" x 15'08" - 3.51m x 4.78m

En-suite: 7'01" x 5'07" - 2.16m x 1.70m

Bedroom Three: 11'06" x 11'07" - 3.51m x 3.53m

En-suite: 7'01" x 5'07" - 2.16m x 1.70m

Home Office: 24'08" (max) x 14'01" (rest head height) - 7.52m x 4.29m

W.C.

Utility Room.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

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: E

EPC RATING: C

P00007408.SD.SD.19/7/25.V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

