D
Day & Co
ESTATE AGENTS

**Old Coach House, Lees Moor,
Keighley, West Yorkshire, BD21
5QF**

£650,000

- FOUR BED EXTENDED PROPERTY
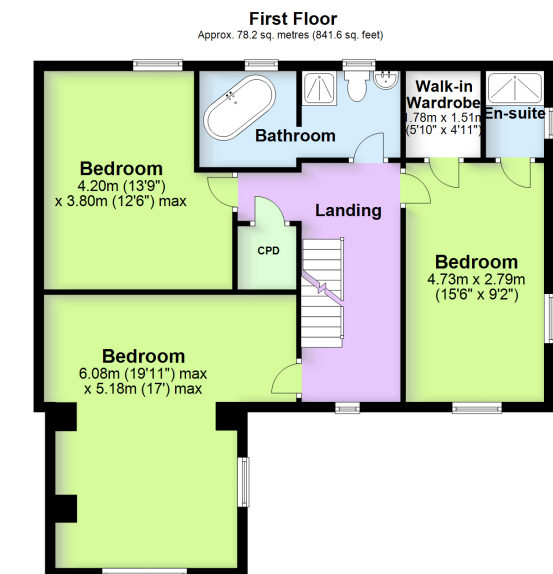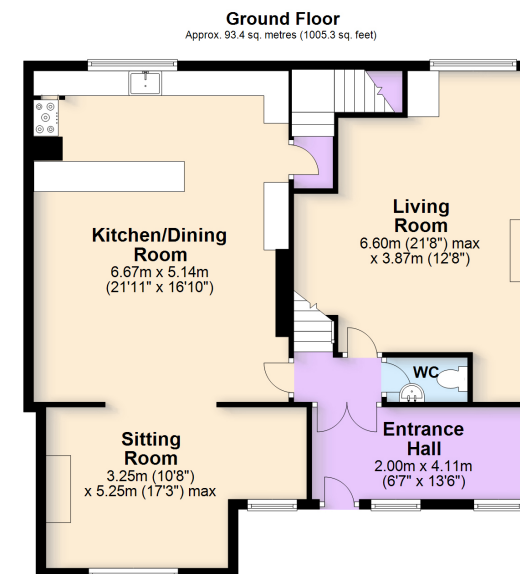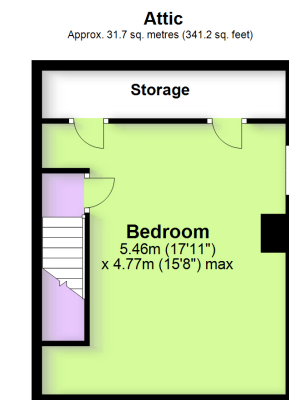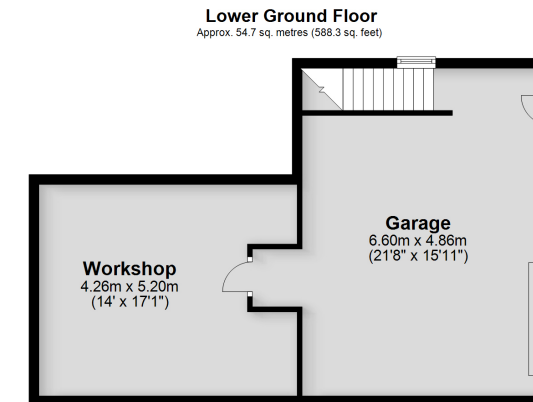- UNDERHOUSE GARAGE/WORKSHOP
- AMPLE PARKING

- WITH APPROX 1.3 ACRE OF LAND
- FAR REACHING VIEWS
- EPC RATING E

SUMMARY

** AN EXTENDED 4 BEDROOM FORMER FARMHOUSE WITH c 1.3 ACRE FIELD (MAYBE AN OPTION TO BUY AN ADDITIONAL c 2.7 ACRE'S), UNDERHOUSE GARAGE/WORKSHOP, FAR REACHING VIEWS, AMPLE PARKING, EPC RATING E **

FULL DESCRIPTION

A rare opportunity has arisen to be able to purchase a spacious, four bedroom family home with a well tended garden, underhouse garage/workshop along with a 1.3 (approx) acre field. Situated in a semi-rural location with far reaching panoramic views an internal viewing is advised to fully appreciate this desireable home. In brief the accommodation comprises of an Entrance Lobby/Cloak Room, Hall, Ground Floor w.c., Living Room with dual aspect windows and wood burning stove, Farmhouse Style Dining Kitchen with a range of fitted wall and base units, counter worktops, Belfast style sink, range cooker, open plan through to a Sitting Room with stove fire, windows to the front and a Study Area to the side. First Floor - Landing - Bedroom with Walkin Wardrobe and En-Suite Shower Room, Spacious Second Bedroom which has been extended to the front, good sized Third Bedroom to the rear, House Bathroom. Second Floor - Upper Floor Bedroom with storage and window to the side. LPG Heating, Septic Tank, Mains Water, Mains Electric. Outside - To the front is a pleasant garden with lawn, borders and patio, gated driveway providing off road parking. Underhouse Garage/Workshop. Area of land to the rear. Greenhouse with potting shed. Field to side c 1.3 Acres. Vendor has informed us their may be an option to buy c 2.7 Acres. EPC Rating E

Lower Ground Floor
Approx. 54.7 sq. metres (588.3 sq. feet)

Workshop
4.26m x 5.20m
(14' x 17'1")

Garage
6.60m x 4.86m
(21'8" x 15'11")

Attic
Approx. 31.7 sq. metres (341.2 sq. feet)

Storage

Bedroom
5.46m (17'11")
x 4.77m (15'8") max

Ground Floor
Approx. 93.4 sq. metres (1005.3 sq. feet)

Kitchen/Dining Room
6.67m x 5.14m
(21'11" x 16'10")

Living Room
6.60m (21'8") max
x 3.87m (12'8")

Sitting Room
3.25m (10'8")
x 5.25m (17'3") max

WC

Entrance Hall
2.00m x 4.11m
(6'7" x 13'6")

First Floor
Approx. 78.2 sq. metres (841.6 sq. feet)

Walk-in Wardrobe
1.78m x 1.51m
(5'10" x 4'11")

Bathroom

En-suite

Bedroom
4.20m (13'9")
x 3.80m (12'6") max

Landing

CPD

Bedroom
4.73m x 2.79m
(15'6" x 9'2")

Bedroom
6.08m (19'11") max
x 5.18m (17') max

The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy,we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct acareful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.