



68 Low Lane, Birstall, West Yorkshire, WF17 9HD

Do not miss out on this super "Period Style" Detached house that we are informed dates back to approx. 1737 and was originally part of a farmhouse/ barn. The farmhouse was then converted into a shop many years ago and has subsequently been in the same family for over 50 years. As you can imagine for a house of this style, it offers lots of charm, character and period features. Would make an ideal family home, with 3 Bedrooms and an internal square footage of approx. 1625 square foot.

Asking Price £325,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **T** @robertwatts_

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ENTRANCE HALL 13'11" x 8'7" (4.24m x 2.62m)

LOUNGE 15' x 14'5" max (4.57m x 4.4m max)

With log burner fire. Beamed ceiling

DINING KITCHEN 15' (4.57) x 14'1" (4.3) into alcove

Range of Kitchen units with fitted oven. Stone fireplace. Part open staircase to the first floor. Leading to:

STORE ROOM 13'9" x 11'6" (4.2m x 3.5m)

Good sized room that could be utilised for a variety of uses.

LANDING Access to small Loft area.

BEDROOM 1 15' x 15' (4.57m x 4.57m)

Super Bedroom with impressive vaulted beamed ceiling and feature brick decorative fireplace.

BEDROOM 2 14'8" (4.47) x 13' (3.96) + alcove

Vaulted beamed ceiling.

BEDROOM 3 9'8" x 8'3" (2.95m x 2.51m)

Decorative fireplace.

BATHROOM/W.C. White bathroom suite with shower over the bath. Tiled walls. Heated towel rail.

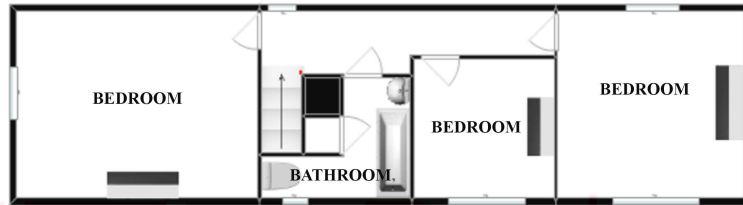
OUTSIDE Lovely, enclosed "courtyard" garden.

TITLE ISSUE Please note, negotiations are agreed and in place for transfer of a piece of land enclosed in garden that doesn't currently sit on the title.

Parking Agreements: Parking space is to the side of the property which is accessible via the piece of land immediately off Low Lane, parking is not (currently) permitted on this access ramp

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	