



1 Upper Park House Farm, Hunsworth Lane, East Bierley, BD4 6RL

BEAUTIFUL BARN CONVERSION.

Rare to the market is this beautiful Barn Conversion, that occupies a most enviable "courtyard" setting. Part of a barn conversion development of 4 properties carried in 1984 and provides spacious living accommodation with 3 reception rooms and 4 bedrooms. Located in this understandably sought after semi-rural position on the outskirts of East Bierley village.

Early viewing is essential to avoid disappointment.

Asking Price £425,000

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

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

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

1 Upper Park House Farm, Hunsworth Lane, East Bierley, BD4 6RL

ENTRANCE PORCH Front entrance porch, which is a very useful space to remove shoes etc. before entering the house.

HALLWAY

LOUNGE 16' x 11' max (4.88m x 3.35m max)

Feature stone fireplace with solid fuel stove.

DINING ROOM 13' x 12' (3.96m x 3.66m)

BREAKFAST KITCHEN 13' x 12' (3.96m x 3.66m)

Well equipped kitchen, with a good range of units, complimented with display cabinet/dresser. Oven and hob. Tiled flooring.

UTILITY ROOM/DOWNSTAIRS W.C.

LANDING

MASTER BEDROOM 11' x 10' (3.35m x 3.05m)

Fitted wardrobe.

EN-SUITE SHOWER ROOM/W.C. White suite with shower cubicle.

BEDROOM 2 16' x 9' (4.88m x 2.74m)

Fitted wardrobes.

BEDROOM 3 12' x 8' max (3.66m x 2.44m max)

BEDROOM 4 12' x 8' (3.66m x 2.44m)

Fitted bedroom furniture.

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

OUTSIDE The property is set back from the main road, with lovely views over farmland. Forming a courtyard setting, leading to driveway and parking. Open plan lawned garden, along with detached double garage and flagged patio terrace. At the back, small and private, low maintenance "market style" garden.

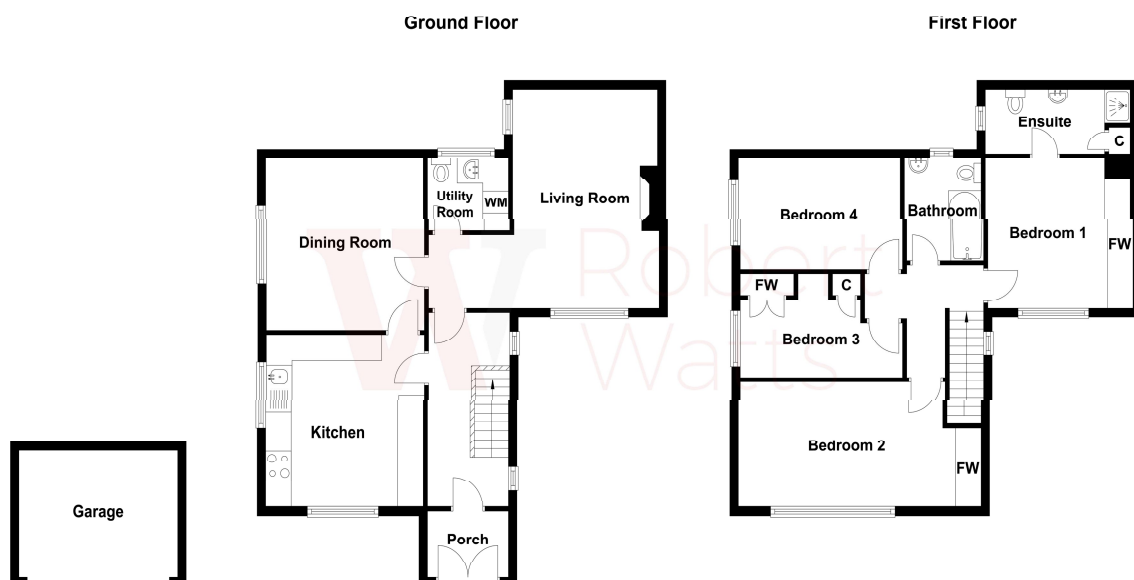
DOUBLE GARAGE 19' x 14' approx` (5.8m x 4.27m approx`)

Detached double garage, with electric doors.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	82 B
39-54	E		
21-38	F		
1-20	G		