



Shay Farm, 38 Old Lane, Nethertown, Drighlington, BD11 1LU  
Guide Price: £600,000

**Shay Farm, 38 Old Lane,  
Nethertown, Drighlington, BD11  
1LU**

Signature Homes by Robert Watts offer for sale this beautiful extended detached property, that has been subject to a complete and significant renovation program. The house has practically been re built to create a stunning family home, with 4 bedrooms and 4 en suites, all with quality installed fittings. One of the main stand out features is the good sized fully fitted kitchen, open to the family room with bi folds. Ideal for modern family living.

Located in a semi-rural and serene setting, presenting an ideal opportunity for those seeking tranquillity and a picturesque lifestyle. Nestled in a sought-after area, this property offers a delightful combination of peaceful surroundings and convenient access to nearby amenities, including the vibrant city of Leeds and the charming village of Drighlington.



**Entrance Hall**

**Lounge 17'7" x 13'1" max (5.36m x 4m max)**

**Family Room 17'7" x 13' (5.36m x 3.96m)**  
Open from the kitchen, with bi-folding doors leading out to the garden. Tiled flooring.

**Kitchen 17'7" (5.36) x 14'2" (4.32) approx` open to family room**  
Impressive fully fitted kitchen with extensive range of units. Central island, incorporating induction hob. Range of appliances include 2 ovens, microwave and wine coolers. Integrated fridge/freezer and dishwasher.

**Utility Room 8'6" x 4'9" (2.6m x 1.45m)**

**Landing**

**Master Bedroom 15'8" x 10'1" (4.78m x 3.07m)**  
Fitted wardrobes. Lovely views over fields.

**En-Suite Bathroom/W.C.** Roll top free standing bath, separate shower cubicle. Twin vanity sink unit.

**Bedroom 2 12'3" x 11'9" (3.73m x 3.58m)**  
Fitted wardrobes and bedroom furniture.

**En-Suite Shower Room/W.C** Quality fitted suite, with shower cubicle and vanity sink unit.







**Bedroom 3 12'9" x 9'3" (3.89m x 2.82m)**  
**Fitted wardrobes and bedroom furniture.**

**En-Suite Shower Room/W.C Quality fitted suite, with  
shower cubicle and vanity sink unit.**

**Bedroom 4 12'5" x 9'1" (3.78m x 2.77m)**

**En-Suite Shower Room/W.C. Quality fitted suite, with  
shower cubicle and vanity sink unit.**

**Outside Lovely lawned garden, with driveway and  
attached garage.**

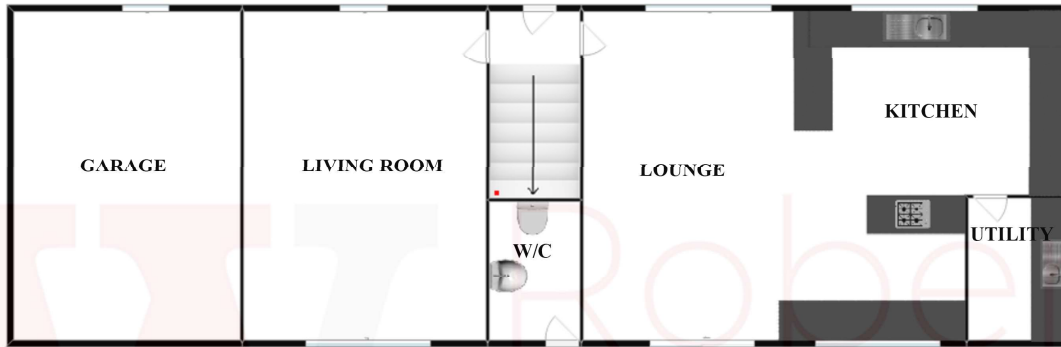
**Council Tax Band Leeds  
Band E**

**Tenure Freehold**

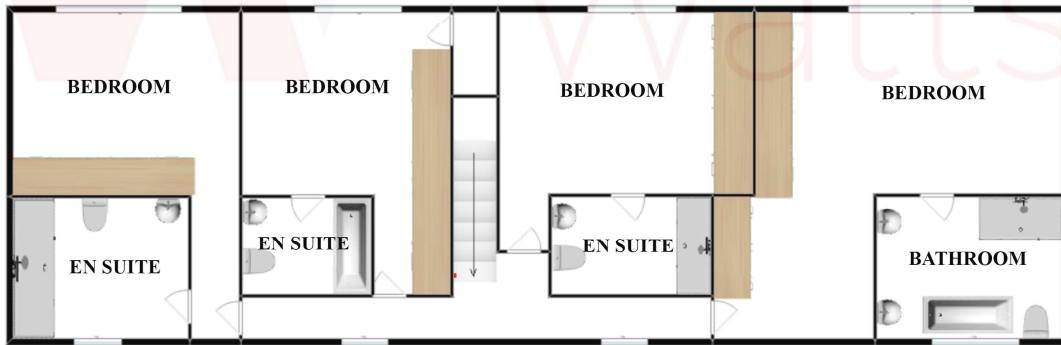
**IMPORTANT NOTICE**

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.





GROUND FLOOR



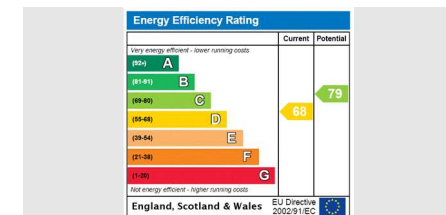
FIRST FLOOR



AGENTS NOTES:

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.



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