



## ‘WOODFIELD’ 197 SADDLEWORTH ROAD GREETLAND

Situated in this highly desirable and much sought-after residential location, lies this stone built Victorian detached residence providing five bedroomed family accommodation set in approximately half an acre of mature gardens with excellent development potential. Although the property requires a certain amount of cosmetic attention, which is reflected in the asking price, it has retained many period features and provides a superb and spacious family home. Woodfield is set in approximately half an acre of mature gardens which provide an excellent development potential as there is space to build three/four executive detached properties in the grounds subject to obtaining the relevant planning permission, it also has the benefit of a large, detached garage and workshop with further development potential. Woodfield briefly comprises an Entrance Hall 3 Reception Rooms, Dining Kitchen, Utility Room, Downstairs Cloakroom, Suite of cellars, 5 Bedrooms and a Bathroom, provides excellent access to the local amenities of Greetland and Elland, including outstanding schools as well as providing excellent access to the trans-Pennine Road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase such a spacious quality detached home in this desirable location and an early appointment to view is essential.

Price Guide: O/O £750,000



Double glass panelled doors open into the

### ENTRANCE VESTIBULE

With mosaic tiled floor.

From the Entrance Vestibule a period door with leaded and stained-glass panels to the side and above, opens into an

### IMPRESSIVE ENTRANCE HALL

With ornate plaster work to the ceiling and matching picture and dado rails. An attractive feature of this entrance hall is the period Victorian mosaic tiled floor. One radiator with period cover.

From the Entrance Hall a period panelled door opens into the

### DINING ROOM 5.07m x 5.29m

This spacious dining room has a sash cord window to the front elevation enjoying an attractive garden view, There is a tiled fireplace to the chimney breast with matching hearth, cornice to ceiling with matching centre rose, two double radiators and a fitted carpet.

From the Entrance Hall a period panelled door opens into the

### SITTING ROOM 5.3m x 5.04m

With sash cord window to the front elevation again enjoying an attractive garden outlook, period fireplace to the chimney breast with wood fire surround and a cast iron open grate with ceramic inset and hearth, cornice to ceiling with matching picture rail, two double radiators, one TV point and a fitted carpet.

From the Entrance Hall a doorway leads to the

### REAR ENTRANCE VESTIBULE

With panelled period entrance door.

From the Rear Entrance Vestibule a door opens into the

### LOUNGE 5.02m x 5.50m

With marble period fireplace to the chimney breast incorporating tiled inset and hearth, ornate plaster work to the ceiling with matching centre rose and picture rail. Built-in cupboards to one side of the chimney breast, leaded sash cord window to the front elevation, two double radiators and a fitted carpet.

From the Rear Entrance Vestibule a door opens to a

### SPACIOUS DINING KITCHEN 5.08m x 5m

Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, multi-fuel Rangemaster cooking range with extractor in canopy above, plumbing for an automatic dishwasher, period fitted cupboards to either side of the fireplace. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. Sash cord window to the front elevation with a further window to the side elevation providing this room with a light and spacious aspect. Two double radiators, A nice feature of this room is the original original servants bells.

From the Dining Kitchen a door opens into the

### UTILITY ROOM 1.42m x 1.74m

With stainless steel single drainer sink unit with mixer tap and plumbing for an automatic washing machine. The Utility Room is tiled around the work surfaces and sink with complementing colour scheme to the remaining walls, double glazed window to the front elevation, and one double radiator.

From the Utility Room a door opens to the

### DOWNSTAIRS CLOAKROOM

With white two-piece suite comprising low flush WC and hand wash basin, window to the front elevation, one double radiator.

From the Rear Entrance Vestibule a door opens to stone steps leading down to a

### SUITE OF CELLARS

#### MAIN CELLAR

Beneath the dining room with a stone flagged floor, housing the combination boiler, a stone sink unit and provides excellent storage facilities

#### CELLAR 2

Beneath the Kitchen with a stone flagged table and stone store shelves, and housing the gas meter.

#### CELLAR 3

Providing useful storage facilities.

#### STORE CELLAR

Beneath the sitting room with a stone flagged floor, windows to side elevation and providing excellent storage facilities. Access to

#### WINE CELLAR

With stone flagged table and shelves.

From the Entrance Hall a staircase with wrought iron spindles leads to a

### HALF LANDING

With large arched window to the rear elevation. From the half landing stairs lead to the

### SPACIOUS LANDING

With ornate plaster work to ceiling, matching cornice and picture rail.

From the Landing a door opens to

### BEDROOM THREE 5.56m x 5.10m

This spacious double bedroom has a sash cord window to the rear elevation, period marble fireplace to the chimney breast, built-in cupboards to one wall. Cornice to ceiling with matching picture rail, electric storage heater and a fitted carpet.

From the Landing a door opens to

### BEDROOM ONE 5.37m x 5.13m

This main double bedroom has a sash cord window to the front elevation, period marble fireplace to the chimney breast with tiled inset and hearth and open grate fire, cornice to ceiling with matching picture rail and a fitted carpet.

From the Landing a panelled door to

### BEDROOM FIVE 1.88m x 3.29m

This single bedroom has a sash cord window to the front elevation enjoying an attractive view, and a fitted carpet.

From the Landing a period panelled door opens into

### BEDROOM TWO 5.12m x 5.29m

This second double bedroom to the front of the property has a sash cord window to the front elevation with attractive garden view, period marble fireplace to the chimney breast incorporating open grate fire on a tiled hearth, picture rail and a fitted carpet.

From the Landing an arch feature leads to an

### INNER LANDING

With one double radiator, with door to

### BATHROOM

With white three-piece suite comprising pedestal wash basin, low flush W/C and panelled bath with Mira electric shower unit. The bathroom is tiled around the three piece suite with complementing colour scheme to the remaining walls, doors to

cylinder cupboard with airing cupboard above, heated towel rail/radiator, window to the side elevation and a fitted carpet.

From the Inner Landing a door opens to

### BEDROOM FOUR 4.01m x 3.27m

This fourth double bedroom has a sash cord window to the rear elevation, hand wash basin in vanity unit, picture rail and fitted carpet.

From the Inner Landing a panelled door opens into the

### STOREROOM

With fitted shelves providing excellent storage facilities.

### GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of gas central heating to the ground floor and a security alarm system. The property is Freehold and is in Council Tax Band F

### EXTERNAL

To the rear of the property there is a flagged area with wrought iron gate opening onto a stone flagged patio area leading to the rear entrance door. To one side of the property there is a cobbled courtyard providing off road parking facilities and leading to the detached 2 storey garage and workshop which has power and light and provides excellent development potential. To the remaining side of the property there are wrought iron gates opening to a cobbled drive which provides further off-road parking with a summer house, rockery, mature plants and trees. The block paved drive continues to the front of the property where there is a block paved patio and access to the front entrance door. Woodfield is set in approximately half an acre of mature gardens with plants, shrubs, trees and lawns and has excellent development potential in the gardens for three to four detached properties subject to obtaining the relevant planning permission.

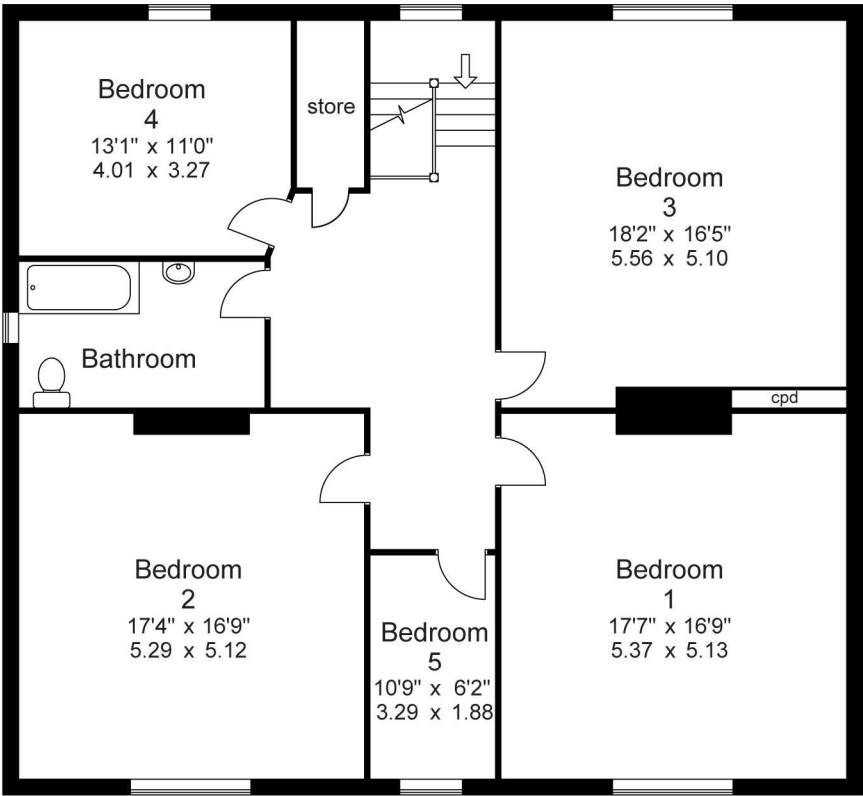
### TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

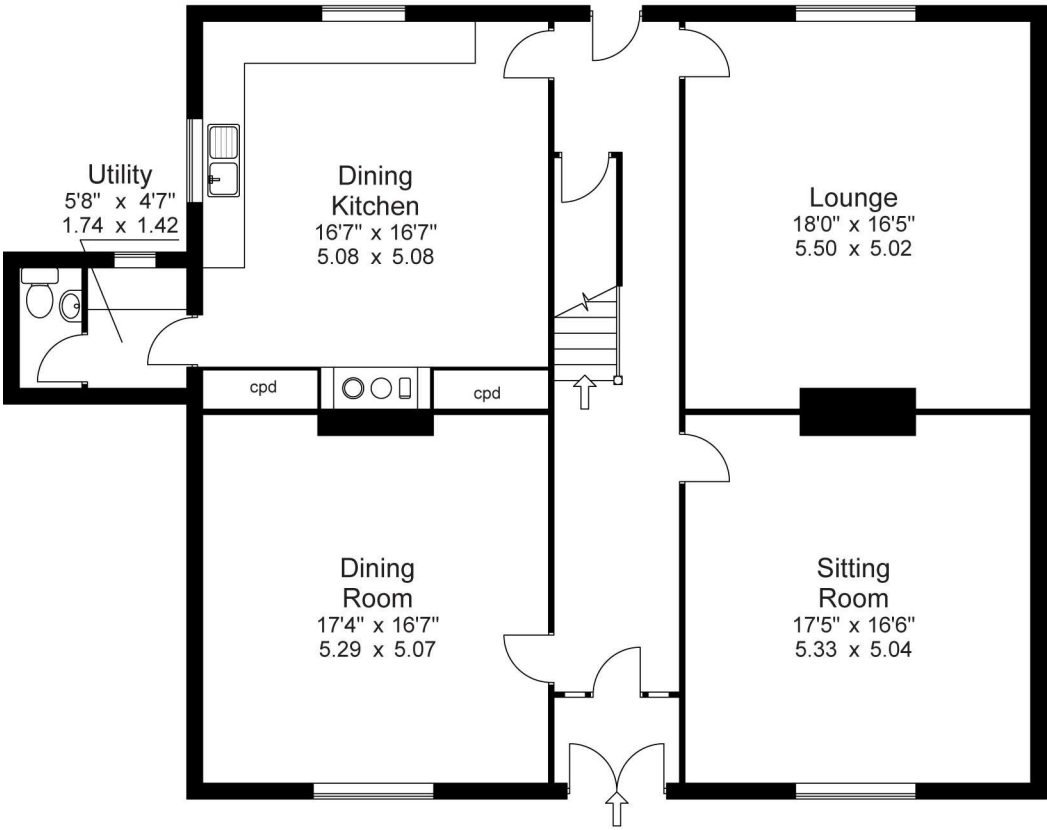
### DIRECTIONS

SAT NAV HX4 8LZ

Approx Gross Floor Area = 2915 Sq. Feet  
= 270.81 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.



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