







# 4 SANDYFOOT

BARKISLAND | HX4 0JA

A substantial detached family residence located on this quiet residential cul-de-sac in the sought after rural village of Barkisland.

The family-sized accommodation is arranged over three floors and includes a central dining room with staircase leading to galleried landing, spacious sitting room, superb dining kitchen / family room with bi-fold doors leading into the garden and five bedrooms affording flexibility of use.

Outside there is a newly extended block paved driveway affording plentiful parking in front of the property which has level lawn gardens to all aspects.



## GROUND FLOOR

Entrance Hall  
Dining Room  
Sitting Room  
Dining Kitchen / Family Room  
Cloakroom  
Utility Room  
Large Storeroom / Garage

## FIRST FLOOR

Bedroom 1  
En-suite Shower Room  
Bedroom 2  
Bedroom 3  
Bedroom 5 / Study  
House Bathroom

## SECOND FLOOR

Bedroom 4

## COUNCIL TAX

G

## EPC RATING

C

## INTERNAL

The property is entered via a storm porch into the entrance vestibule which gives access to a spacious cloakroom housing a WC and pedestal wash basin.

Double doors lead from the entrance vestibule into the central dining room with open return staircase leading to the first floor galleried landing. Double doors open into the triple aspect sitting room with the main focal point being a stunning open fireplace with stone mantel housing a contemporary multi-fuel stove, French doors give access directly to the garden. The dining kitchen / family room is the hub of the home with windows to four aspects, including bi-fold doors opening into the garden as well as rooflights flooding the room with light. The kitchen is fitted with solid wood units with granite work surfaces incorporating an undermounted sink and equipped with a large Rangemaster range with six-ring gas hob and large extractor hood over. There is space for a large American-style fridge-freezer and integrated appliances include a dishwasher and microwave. The kitchen units extend through the dining area into the sitting area which enjoys a pleasant outlook over the garden. There is a useful utility room with sink, plumbing for a washing machine and space for a dryer has an external door into the garden and internal door leading into the large storeroom (formerly the garage) which still retains the double garage doors and has partially boarded loft space accessed via drop down ladder.

On the first floor is a galleried landing allowing access to four of the five bedrooms, the family bathroom and a further staircase to bedroom 4 located on the second floor. The master bedroom is open to the eaves and features timber beams and roof trusses and benefits from a three-piece shower room and extensive fitted furniture. Bedroom 2 also benefits from made to measure furniture (included in the sale), Bedroom 5 is currently utilised as a home office with free-standing shelving that will be included in the sale. The family bathroom houses a P-shaped bath with shower over, WC and pedestal wash basin and benefits from a useful airing cupboard.

## EXTERNAL

To the front of the property there is level lawn with mature shrubbery and paths lead around both sides of the property to the fully-enclosed rear garden. The garden is largely laid to lawn and divided into separate areas which include a large block paved patio with barbecue area, ideal for al fresco dining and there is a sheltered play area with bark chippings, perfect for children's play equipment.

The vendors have very recently extended the block paved parking in front of the property to provide extensive off-road parking.

## LOCATION

Enjoying a premium location in the centre of the much sought after village of Barkisland, within walking distance of the village amenities which include an excellent primary school, general store and post office, church, cricket club and two country pubs.

The M62 motorway is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There is a mainline railway station in Sowerby Bridge, 5 minutes' drive away.

## SERVICES

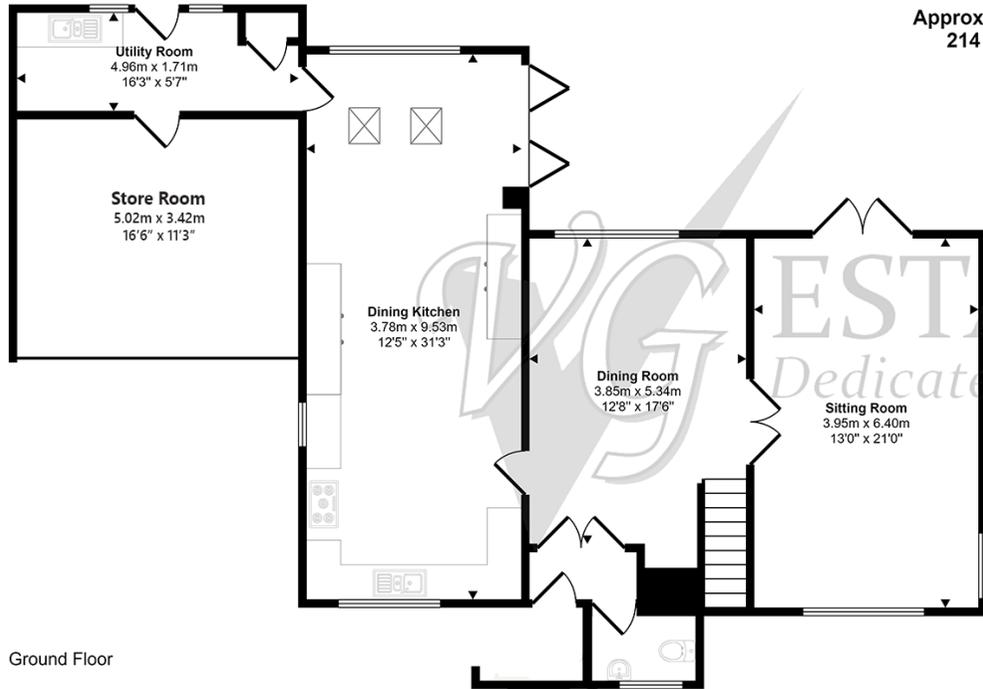
All mains services. Gas central heating with boiler located in the utility room.

**TENURE** Freehold

## DIRECTIONS

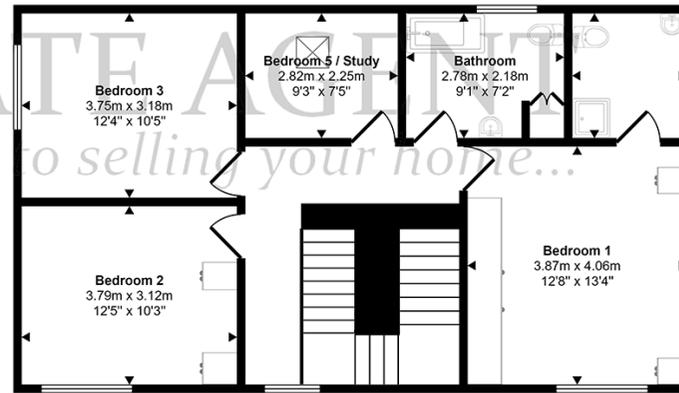
From Ripponden take the Elland Road uphill, bearing left into Barkisland after passing the Fleece Inn. Continue ahead at the first junction, and again at the next junction with the Post Office. Pass the Griffin Pub, and take the 2nd left turn into Sandyfoot and the property is the second on the right.



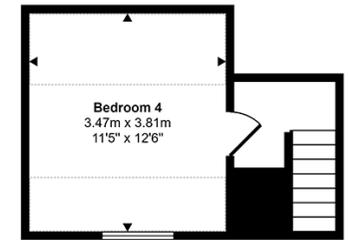


Ground Floor

Approx Gross Internal Area  
214 sq m / 2306 sq ft



First Floor



Second Floor





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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.