



## Springfield Barn, 955b New Hey Road, Outlane

This superb 5 bedroomed semi-detached barn conversion is well laid out and provides plenty of accommodation ideal for a growing family. It is nicely presented and has modern installations such as gas fired central heating and double glazing, yet has retained lots of character and many original features. The property enjoys a good sized plot with a low maintenance front garden, a sweeping gravelled driveway providing plenty of off road parking, detached double garage, and a sizeable rear garden. It is well placed for ease of access to junctions 23 & 24 of the M62 motorway, and there are a range of amenities in Outlane to make use of.

### Holmfirth

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### Slaithwaite

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## Accommodation:

### GROUND FLOOR

A side entrance door opens into:-



### Reception Hall 16'8" x 9'11"

The entrance door sits within the former barn opening and has full height windows to either side of the door. This is a spacious hall featuring a sweeping central staircase which rises to the galleried landing above. The hall has dado rail, beams, and access to a very useful storage cupboard.

### W.C.

Fitted with a white suite comprising low flush w.c., and a wash hand basin with tiled splashback and cupboard beneath. It has an extractor fan and tiled floor.

### Lounge 20'10" x 14'5"

A good sized reception room with the main focal point being a large open fireplace with a solid fuel stove resting on a stone hearth, and a timber mantel above. There are mullioned windows to 2 elevations, one with a fitted window seat, beams and dado rail.



**Dining Room** 10'5" x 14'6"

This spacious dining room has an exposed stone feature wall, beams, and French doors leading through to the conservatory.



**Kitchen** 10' x 14'6"

Fitted with a good range of wall, drawer and base units complemented by granite work surfaces which incorporate a stainless-steel sink with mixer tap. Appliances include a Belling range cooker with granite splashback and extractor hood over, integral fridge, freezer, dishwasher, and washing machine. There are tiled splashbacks, tiled floor, over counter enhancer lighting, beam, inset ceiling spotlights, window and external door to the side, window to the rear with fitted window seat, and a stone feature wall.



**Conservatory** 11'8" x 12'4"

Of uPVC double glazed construction with solid roof and French doors give access out to the rear garden. It has inset ceiling spotlights, an exposed stone wall, tiled floor, and enjoys lovely views over the garden.

## FIRST FLOOR



### Galleried Landing

A split level galleried landing area with spindled balustrade and handrail, exposed former barn arched feature wall, velux roof window providing natural light, exposed roof timbers and King post roof truss, and door giving way to a staircase that takes you up to the second floor bedroom.



### En Suite Shower Room

Fitted with a white suite comprising a low flush w.c., wash basin set into a vanity unit with wall mounted storage cupboards above, and a built in shower cubicle with mains fed shower over. There are part tiled walls, beams, extractor fan, frosted window to the side, and finished with wood effect flooring.



### Bedroom 2 11'1" x 13'9"

This double bedroom has a window overlooking the rear garden.



### Bedroom 1 12'2" x 13'6"

A good sized double bedroom with mullioned windows to the front, dado rail, and open to the roof timbers and a King post roof truss.



### Bedroom 3 8'5" x 14'3"

This bedroom has exposed roof timbers and King post roof truss, and window to the front offering views across to the fields opposite.



**Bedroom 4** 7' x 14'4"

Currently used as a dressing room this generous single bedroom has a window overlooking the rear garden.



**Family Bathroom**

Fitted with a 4-piece white suite comprising a low flush w.c., pedestal wash basin, free standing double ended roll top bath on clawed feet, and shower cubicle with mains fed shower. It has an exposed beams and King post roof truss, part tiled walls up to dado rail height, a traditional style radiator/towel warmer, frosted window to the side, and tiled floor.

## SECOND FLOOR

**Bedroom 5** 20'11" x 9'8"

The staircase rises directly up into this bedroom which has some limited head height in line with the roof pitch. It has exposed beams and Queen post roof truss, velux roof window, window to the rear, and access to a generous amount of eaves storage where you will also find the central heating boiler.



## OUTSIDE

There is a small low maintenance garden to the front. A gravelled driveway to the side provides ample off road parking and leads on to a detached double garage which has 2 up and over entrance doors, one of which is electrically operated, and it has power and lighting. The generously sized rear garden is mainly lawned and has 2 flagged patio area, flower beds, and mature trees and shrubs which create a good border to the bottom of the garden.



### **Gardens**

### **Viewing**

By appointment with Wm. Sykes & Son.

### **Location**

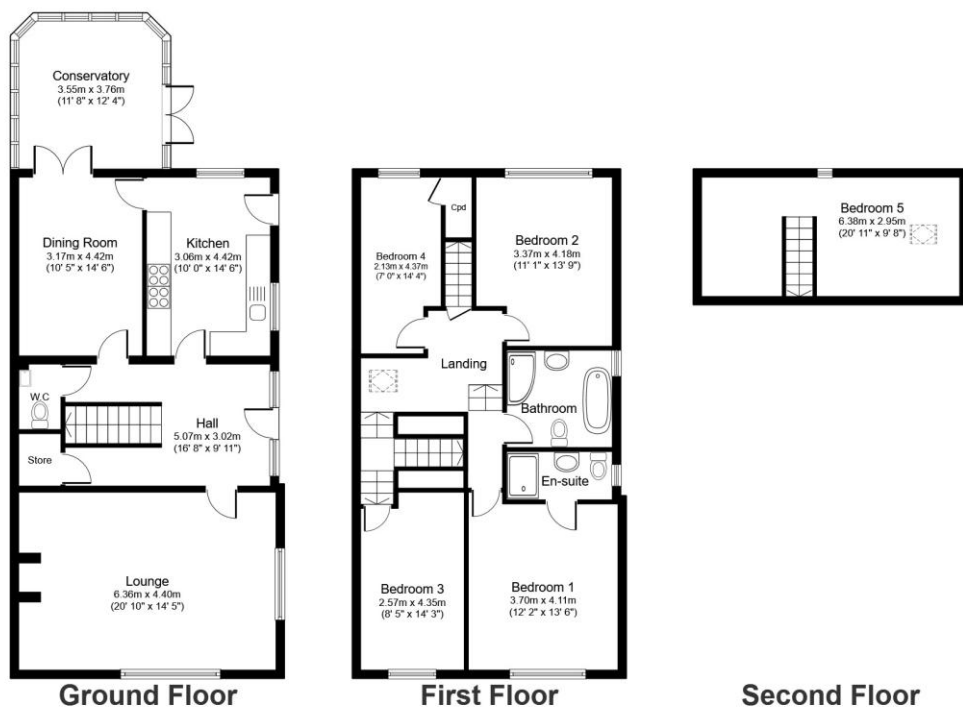
From the centre of Outlane, proceed up the A640 New Hey Road and pass the lefthand turn onto Round Ings Road and continue on the A640 where the property will be found on the left.



### Additional Information

- Council Tax Band - TBC
- Tenure – Freehold
- EPC – ‘C’ Rating
- Utilities:-
  - Electricity – mains
  - Water – mains
  - Drainage – mains
  - Gas – mains
  - Heating – gas central heating and a solid-fuel stove in the lounge
  - Broadband & Mobile Phone: our online checks show that mobile coverage is good with a range of suppliers and that full fibre broadband is available to install.

955b New Hey Road, Outlane, Huddersfield,  
HD3 3FH



Floor plans are for identification purposes only.  
All measurements are approximate.

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