







ACCOMMODATION

ENTRANCE HALL

A timber frame door leads us into the entrance hall, wall mounted electric heater, loft access, doors leading to the main hall, kitchen, storage cupboard and two w.c.'s.

W.C. ONE

3'7" x 4'9" [1.11m x 1.46m]

Timber frame frosted single pane window, low flush wc and wall mounted wash basin.

W.C. TWO

3'7" x 4'11" [1.11m x 1.51m]

Two timber framed frosted single pane windows, low flush w.c. and wall mounted wash basin.

KITCHEN

15'11" x 10'0" max x 6'3" min [4.87m x 3.07m max x 1.91m min]

Two UPVC double glazed windows, door into the further hallway, a range of wall and base units with laminate work surface over, two stainless steel sinks with drainers and mixer taps, wall mounted wash basin, tiled splashback, space for for fridge

freezer, space for cooker.

FURTHER HALLWAY

Door through to the main hall and door through to the bar, door to the storage cupboard and fitted storage units, skylight and decorate panelling.

BAR

17'5" x 22'0" max x 21'1" min [5.33m x 6.73m max x 6.44m min]

Wall mounted electric heater, double doors through to the main hall, two stone framed single pane windows, purpose built bar with laminate work surface over, stainless steel sink and drainer, space for fridge freezer.

MAIN HALL

52'10" x 19'8" [16.11m x 6m]

Four electric heaters, two decorative fireplaces both with tiled hearths, surrounds and wooden mantles. Decorative panelling and seven stone framed single pane windows.

OUTSIDE

Full wrap around garden, to the front it is mainly laid to lawn with planted features, enclosed by

walls and timber fencing. There is iron gate to the front and several mature trees. To the rear, the garden is laid to lawn incorporating concrete and paved patio area perfect for outdoor dining and entertaining. Raised planted beds and brick built outbuilding. Fully enclosed by walls.

PLEASE NOTE

Agents Note: The property does not currently have planning permission to be converted into a dwelling. Offers for the property are invited on an unconditional basis or indeed on a subject to planning basis – please ask for further details.

COUNCIL TAX BAND

The council tax band for this property is TBC.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

As you walk from Main Street, walk towards the church with the school on your right. Follow the steps into the Church Yard and take the path which leads you right out of the yard and down with the Head Master's House on your left followed by the Former School House. STRICTLY NO ACESS VIA HALL FARM.

What3words Refence

///shower.puzzles.tweed