



Greensyke House Pole Road, Laycock Keighley BD22 0FE

welcome to

Greensyke House Pole Road, Laycock Keighley

Situated in the charming village of Laycock, this stunning four-bedroom barn conversion forms part of an exclusive development of just five properties, enjoying a peaceful position surrounded by open countryside. Further benefiting from a generous paddock extending to approximately 3.08 acres.



Upon entering the property, you are welcomed by a spacious entrance hall featuring zone controlled underfloor heating, which continues throughout the ground floor. The hallway provides access to a convenient WC, useful under-stairs storage, and a staircase leading to the first floor.

The heart of the home is the impressive open-plan living and dining area, a bright and airy space enhanced by a charming wood-burning stove, creating a warm focal point. There is ample room for both relaxation and entertaining, with double doors opening out onto the garden. Karndean flooring features throughout the kitchen, hallway, WC and rear porch. The adjoining L-shaped breakfast kitchen and snug offer a stylish and versatile living space. The kitchen is fitted with elegant marble worktops and a range of wall and base units, complemented by integrated appliances including a washer dryer, dishwasher, fridge freezer, double ovens, one with microwave, proofing draw, 2 wine coolers, induction hob, and extractor. The snug area provides an ideal family space, while a side porch offers additional access to the rear garden patio and second parking area.

The first floor comprises two well-proportioned double bedrooms and a third single bedroom, all benefiting from built-in wardrobes. The principle bedroom features Jack and Jill access to a generous contemporary four-piece bathroom, including separate shower cubicle.

Second Floor

Externally

Statement



view this property online holroydsestateagents.co.uk/Property/KEI103378



welcome to

Greensyke House Pole Road, Laycock Keighley

- Stone Built Barn Conversion Completed Late 2020
- Four Bedrooms & Three Bathrooms
- Downstairs Underfloor Heating & Wood Burner
- Double Garage With Remote Electric Door
- Ample off Street Parking to Front and Rear of the Property

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers over



Please note the marker reflects the
postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/KEI103378



Property Ref:
KEI103378 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

holroyds



01535 610021



keighley@holroydsestateagents.co.uk



59 North Street, KEIGHLEY, West Yorkshire,
BD21 3SL



holroydsestateagents.co.uk