



Highfield Mews, East Morton, Keighly, BD20

£425,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

A stunning and unique individual four bedroom detached property of flexible design layout and with features and specifications rarely found in properties in the UK, that include a £10,000 German underfloor heating system, reconstituted slate roof, shrink to fit vinyl ceilings, a construction w

Key features:

- Four bed detached
- Sought after location
- Well presented
- Indoor pool
- Gas central heating
- Unique property
- Viewing highly recommended
- No chain

Extra info:

- **Property Age:** 16 years
- **Council Tax:** Band G (£2707.68 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



A stunning and unique individual four bedroom detached property of flexible design layout and with features and specifications rarely found in properties in the UK, that include a £10,000 German underfloor heating system, reconstituted slate roof, shrink to fit vinyl ceilings, a construction with insulated concrete formwork utilising flame retardant polystyrene bricks, and there is a splendid indoor plunge pool with wave exercise facility. In no way can this property be appreciated from the outside!

Introduction

Offering a rare opportunity for the discerning purchaser, this delightful and unique family home was carefully planned and constructed to the vendors own exacting standards with ample room sizes and in an idyllic secluded location. Only via a personal inspection can the combination of the impressive features of the property be fully appreciated.

Highfield Mews is a superior cul-de-sac location of individual properties located on the fringe of East Morton village, still handy for the village centre whilst also being close to some of the most delightful and picturesque countryside in the region.

Region

East Morton is a particularly popular village in which to reside, itself providing ample village amenities for everyday living (and a golf course) as well as good quality schooling and also being very accessible to the main road networks to allow easy access to the larger neighbouring towns and villages. The city centres of Leeds and Bradford are only a short daily commute away, either by car or via the frequent and efficient rail link from the nearby station at Crossflatts.

Accommodation

The flexible and generous accommodation is arranged over two floors and briefly comprises;

Ground Floor

Recessed Entrance Porch

With glazed sidescreens, opening through into the reception hall.

Reception Hall

With feature turned pine staircase to first floor. Low-level lighting on dusk to dawn sensor. Useful store cupboard. Tiled floor with mosaic surround. Pine panelled internal doors and matching architraves to all rooms. Feature brick archway and exposed brick wall with downlighter and low-level lighting.

Cloakroom

8'8 x 4'10 (2.64m x 1.47m)

Including built-in cloaks/storage cupboard with sliding doors. Fitted shelving. Separate hanging for cloaks. Tiled floor. Recessed ceiling spotlight. Internal door to garage.

Home Office

6'7 x 4'7 (2.01m x 1.40m)

Telephone point. TV point. Broadband connection. Window to side. Recessed ceiling spotlights.

Teenager Suite / Granny Annexe

20'6 x 15'2 (6.25m x 4.62m)

Blackened mirror effect suspended ceiling with integrated downlighters. Laminate flooring. Two windows to rear, additional window to front and matching double French doors opening out onto the sun terrace. TV point. Recessed remote control electric log effect fire with wide glazed front. Fitted contemporary mini kitchen including integrated fridge, built in single oven, electric double hob and sink and drainer.

Leisure Suite / Plunge Pool

21'5 x 10'1 (6.53m x 3.07m)

Window to rear. Being fully tiled, with indoor heated swimming pool with exercise/wave machine, wet room area with Triton shower and built-in Sun Shower vertical sunbed. Integrated sound system. Starlight suspended ceiling with recessed spotlighting. Fibre optic mood lighting with colour changer.

Guest Bedroom Suite

20'6 x 10'7 max (6.25m x 3.23m max)

With a full range of built-in furniture, including a kitchen, living area, dining area, lounge, bedroom, bathroom, and terrace.

Window to side. Range of built-in wardrobes and shelved storage cupboards. Recessed ceiling spotlights. Laminate flooring. Internal door to games/entertainment room. TV point.

En-Suite Bathroom

White suite, with chrome fittings, comprising: enclosed bath with mixer tap and mosaic tiled side panel. Pedestal wash hand basin. Low suite wc. Large shower cubicle with Pharo power shower and separate hand shower. Illuminated glass block screen wall. Recessed ceiling spotlights. Extractor fan. Medicine cabinet with mirrored doors and downlighters. Chrome heated towel rail. Fully tiled walls. Tiled floor. Long wall-hung store cupboard with mirror door.

Bedroom 2

12'5 x 10'0 max (3.78m x 3.05m max)

Built-in double wardrobe with full-height sliding mirrored doors. Window to rear. Laminate flooring. Recessed ceiling spotlights. TV point.

Luxury House Bathroom

Fully tiled in Travertine marble. White suite with chrome fittings, comprising enclosed bath in raised tile surround, incorporating four recessed uplighters. Vanity unit with circular sink and mixer tap with glass shelf beneath. Low suite wc. Electronically controlled steam shower cubicle with multi-directional nozzles. Combined ladder radiator/heated towel rail. Extractor fan. Wall mirror with twin stainless steel lights.

First Floor

Return staircase to...

Galleried Landing

Stripped pine panelled vaulted ceiling. Exposed beam. Exposed brick wall to half landing. Window to side. Terracotta tiled floor. Low-level lighting. Pine panelled doors with matching architraves to all rooms.

Sitting Room

20'6 x 15'2 (6.25m x 4.62m)

A spacious light room, open to the full pitch of the roof with pine panelled vaulted ceiling. Exposed beams. Double Velux windows with views to the rear and over open countryside beyond. Feature raised brick and tiled hearth with dummy fireplace and full height chimney breast above. Concealed lighting. TV point. Additional window to front. Rustic beech wood flooring. Pine panelled double doors leading through into the dining kitchen.

Family Dining Kitchen

20'6 x 10'2 (6.25m x 3.10m)

Fitted with a comprehensive range of units in pip oak, comprising: large peninsular unit with inset 1 bowl Franke stainless steel sink with mixer tap and separate drinking water tap. Tweeny waste disposal unit. Integrated Bosh dishwasher and waste bin. Breakfast bar. Feature tiled recess with rustic brick feature pillars, housing a Range Cooker, also with twin gas hob, beam overmantel with recessed downlighters and extractor fan. Granite preparation surfaces with cupboards and drawers below and matching wall cupboard with concealed pelmet lighting. Wine racks. Tiled splashbacks. Integrated stainless steel microwave. Matching pip oak housing for Samsung American style fridge-freezer with water and ice dispenser. Terracotta tiled floor. Access to snug/TV area.

Snug / Tv Area

Fitted brick corner TV stand with housing for Sky box, DVD, Hi-Fi etc. Hinari air conditioning unit.

Separate Sitting Area

Three Velux windows to front with views towards open countryside beyond.

Dining Area

20'6 x 10'6 (6.25m x 3.20m)

The whole room, as described above, is open to the full pitch of the roof with a pine panelled vaulted ceiling, exposed beams and roof trusses and with feature exposed brickwork to three walls.

Master Bedroom

12'9 x 10'3 (3.89m x 3.12m)

Pine panelled vaulted ceiling. Exposed beam. Velux rooflight. Additional window to side. Tiled floor. Three wall light points. Panelled door to dressing room.

Dressing Room

8'3 x 6'3 max (2.51m x 1.91m max)

Fitted hanging rails and storage shelves. Tiled floor. Chrome heated towel rail. Vaulted pine panelled ceiling. Two fitted spotlights. Door to luxury en suite bathroom.

Luxury En-Suite Bathroom

White suite with chrome fittings, comprising: enclosed jacuzzi bath with mixer tap and handshower in granite and tiled surround with matching tiled walls. Curved glass block screen, leading through into walk-in shower/wet room. Low suite wc. Vanity unit with wash hand basin, mixer tap over and cupboards and drawers below. Matching medicine cabinet and fitted mirror. Recessed downlighters. Shaver point. Pine panelled vaulted ceiling. Velux rooflight. Extractor fan. Fitted spotlights.

Bedroom Four / Nursery

1'8 x 4'8 (0.51m x 1.42m)

Pine panelled vaulted ceiling. Exposed beams. Velux rooflight. Terracotta tiled floor.

Outside

Parking

A tarmac driveway leads up from Highfield Close into a private tarmac forecourt, which provides ample parking and in turn gives access to garage.

Single Garage

Remote controlled roller door. Electric lights and power installed. Fitted shelving. Panelled door leading through into utility room.

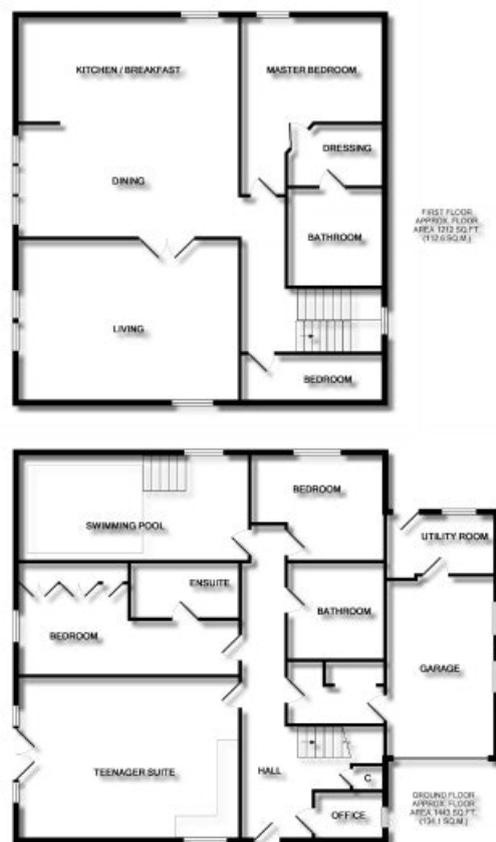
Utility Room

Stainless steel sink inset in work surface with cupboards and drawer below. Housing and plumbing for washing machine. Tiled splashbacks. Fitted wall cupboards. Potterton Power Max gas-fired central heating boiler. Double glazed door and window to rear.

Gardens

The gardens have been designed with the minimum upkeep in mind, with gravelled areas and inset stone features, specimen trees and shrubs, mature fir tree and mature boundary beech hedging, providing a high degree of privacy to the rear garden. Here there is a sunken semi-circular, full width paved terrace with feature blue slate chipping surround and inserts. Steps lead up to a higher-level garden area and a paved pathway leads back to the front of the house.

Floor plan:



TOTAL APPROX. FLOOR AREA 2950 SQ FT (274.7 SQ M)
*While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of plots, windows, doors and any other detail are approximate and no responsibility is taken for any variation in the equipment. They shall be for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, options and appliances shown here are not been tested and no guarantee is made as to their reliability or efficiency. Call for plans.
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Energy Performance Certificate:

Energy Performance Certificate

7a, Highfield Mews
East Morton
KEIGHLEY
BD20 5SQ

Dwelling type: Detached house
Date of assessment: 16 November 2011
Date of certificate: 16 November 2011
Reference number: 9859-3876-6298-9499-6685
Type of assessment: SAP, new dwelling
Total floor area: 239 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
	77	78

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
	76	77

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	113 kWh/m ² per year	107 kWh/m ² per year
Carbon dioxide emissions	5.1 tonnes per year	4.8 tonnes per year
Lighting	£167 per year	£92 per year
Heating	£844 per year	£860 per year
Hot water	£82 per year	£82 per year

You could save up to £59 per year

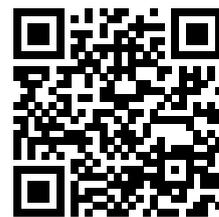
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

MISREPRESENTATION ACT, 1967.

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