



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Busker Lane
Scissett, Huddersfield



The Byre, Lower Busker Farm, Busker Lane Scissett, Huddersfield

£775,000

NESTLED WITHIN A PICTURESQUE AND QUAIN HAMLET OF FOUR PROPERTIES, POSITIONED BETWEEN SKELMANTHORPE AND SCISSETT, LIES THIS EXQUISITE GRADE II LISTED TRADITIONAL WEST YORKSHIRE LAITHE HOUSE, BUILT IN THE SEVENTEENTH CENTURY, EXTENDED IN THE EIGHTEENTH AND NINETEENTH CENTURIES AND RESTORED IN THE TWENTY-FIRST CENTURY. ACCESSED VIA AN ELECTRIC GATED ENTRANCE, IT BOASTS CAPTIVATING VISTAS OF THE SURROUNDING FIELDS STRETCHING TOWARDS EMLEY MOOR. THE PROPERTY BENEFITS FROM A WEALTH OF LOCAL AMENITIES WITHIN THE NEARBY VILLAGES, INCLUDING ESTEEMED SCHOOLING WITHIN THE SHELLEY PYRAMID, WITH ADDITIONAL OPTIONS FOR PRIVATE EDUCATION IN WAKEFIELD CONVENIENTLY REACHABLE.

Meticulously presented, the home features solid oak fixtures that beautifully enhance its traditional charm, offering the flexibility of single level living with bedroom accommodation available on both floors.

Internally, the spacious accommodation is set over two floors yet allows for single level living, whilst characterful features are a plenty with exposed beams and stone creating a perfect country escape. A spacious breakfast kitchen is presented with solid oak Shaker kitchen units with butler sink and granite work surfaces with an area for seating. A useful utility room is also here which leads into the double garage. The dining room enjoys large double glazed windows onto a private courtyard allowing superb levels of natural light to illuminate the space which is elevated courtesy of the vaulted ceiling. The oldest section of the property is where the formal sitting room is located with a



stunning feature fireplace, beamed ceiling and views over the manicured garden whilst tucked behind the sitting room is the snug, a further cosy reception room which could also be a home office space. Located off the inner hallway is a useful W.C.

Located to the ground floor, the primary bedroom is a stunning double bedroom with a range of built in wardrobes as well as a beautiful en suite bathroom. The remaining bedrooms are all situated to the first floor, accessed from the landing which itself is a great reading space are three further double bedrooms, each well presented with built in wardrobes and bedroom two having ensuite facilities. A three piece family bathroom then completes the accommodation.

The electric gated access presents a sweeping driveway leading to paved off street parking which leads to an attached double garage with electric up and over doors. The immaculately landscaped gardens wrap around the property and are mainly laid to lawn with manicured planted borders and shrubs with multiple areas enjoying the stunning rural outlook as well as the attractive stonework to this country home. A separate, private courtyard area has gated access to the side and opens out from the dining room creating a fabulous indoor/outdoor living for those summer months.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band F

EPC: N/A

What3Words: wonderful.barrel.magnitude

Parking: Double Garage, Driveway

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider

AGENT NOTES

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

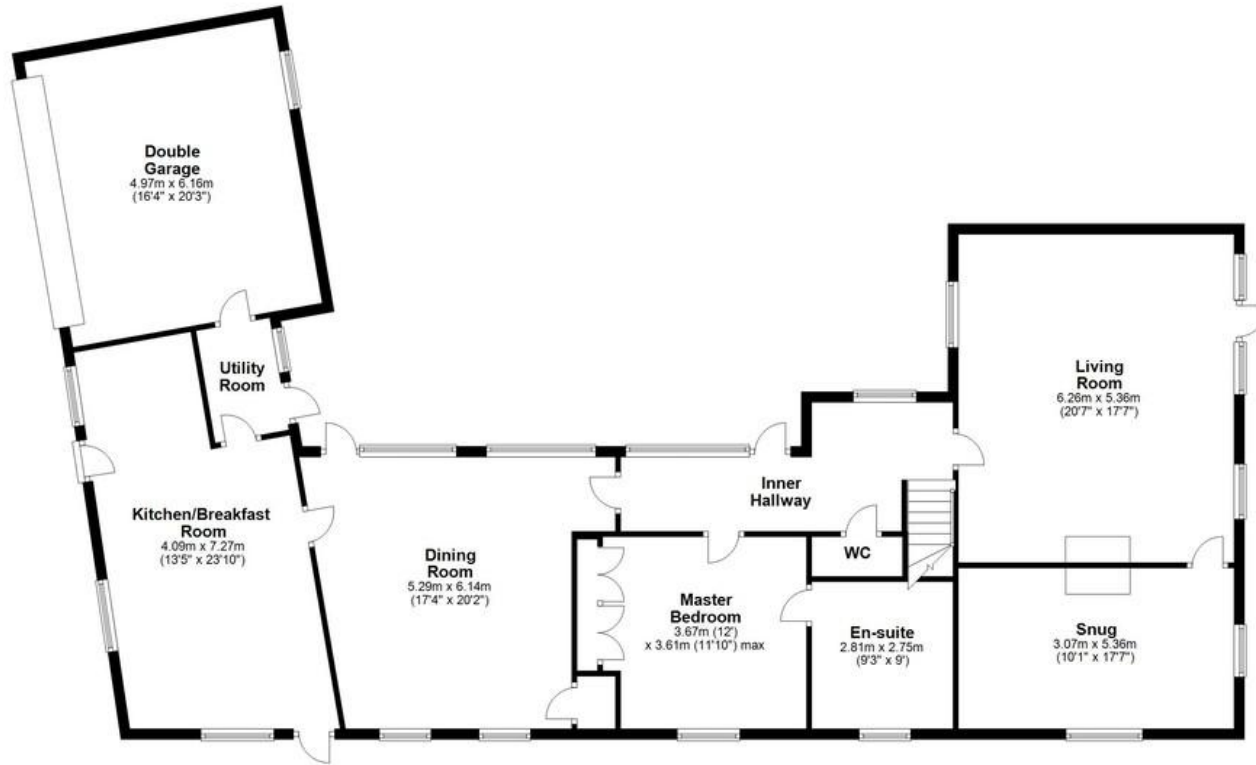
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

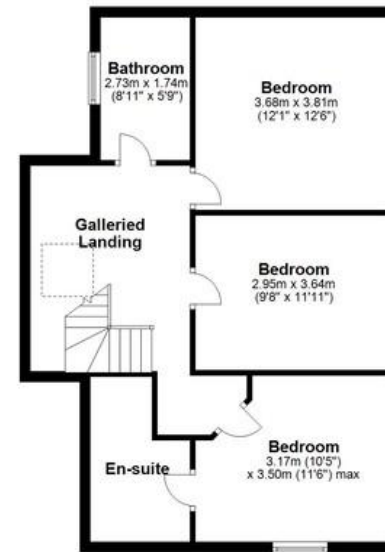




Ground Floor
Approx. 175.7 sq. metres (1891.2 sq. feet)



First Floor
Approx. 62.5 sq. metres (672.8 sq. feet)



Total area: approx. 238.2 sq. metres (2564.0 sq. feet)

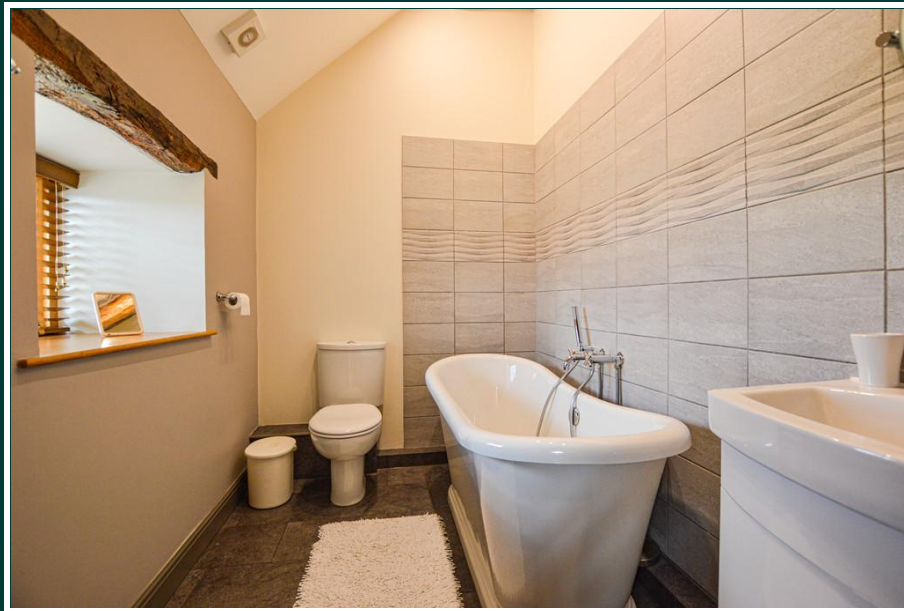


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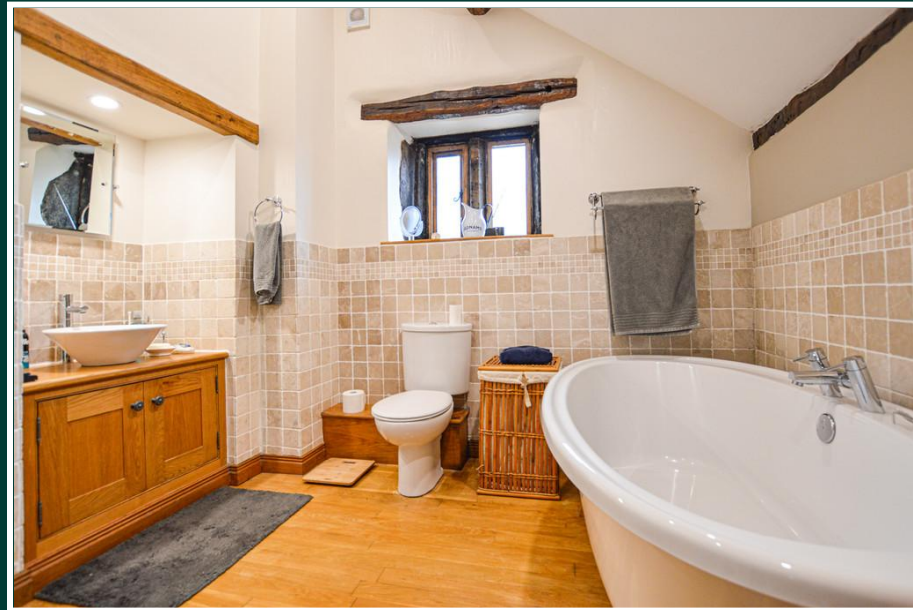


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