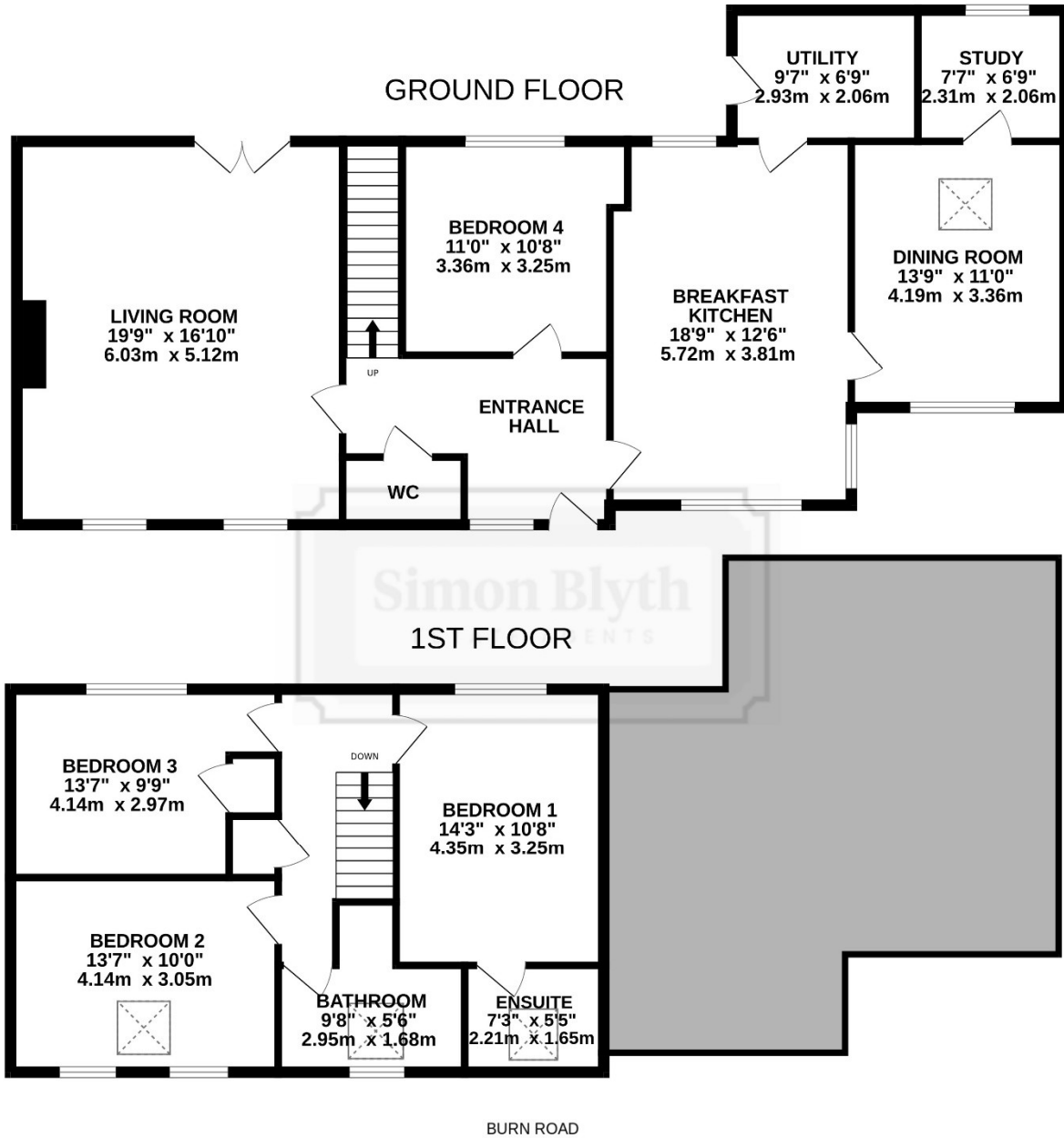




**Apple Tree Barn, 117 Burn Road, Birchencliffe, HD2 2EG**

---



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

## PROPERTY DESCRIPTION

Apple Tree Barn is a lovely stone-built property overlooking a well screened lawned garden to the rear and with a gravel driveway to the front and beyond this there is a grassed paddock of around a third of an acre.

The property is situated in a pleasant and convenient semi-rural location with views over surrounding countryside which to one side stretched across to Emley Moor Mast. There are local shopping facilities in neighbouring Lindley and just a few minutes drive to junction 24 of the M62 linking East Lancashire to West Yorkshire. This characterful and well-presented home has a gas central heating system, hardwood sealed unit double glazing and briefly comprises to the ground floor entrance hall, downstairs w.c., living room, sitting room, study, breakfast kitchen, utility room and bedroom four. The first-floor landing leads to three further double bedrooms with master en-suite and family bathroom.

**Offers Around £650,000**

---

## GROUND FLOOR

### ENTRANCE HALL

With a uPVC and sealed unit double glazed door with adjacent hard wood sealed unit double glazed window, there are inset ceiling downlighters, central heating radiator, oak flooring and to one side a staircase rises to the first floor. From the hallway access can be gained to the following rooms: -



### DOWNSTAIRS W.C.

*Measurements – 6'3" x 3'2"*

This has a ceiling light point, extractor fan, central heating radiator, tiled floor and fitted with a suite comprising pedestal wash basin with chrome mono bloc tap, tiled splashback and low flush w.c.

## LIVING ROOM

Measurements – 19'9" x 16'10"

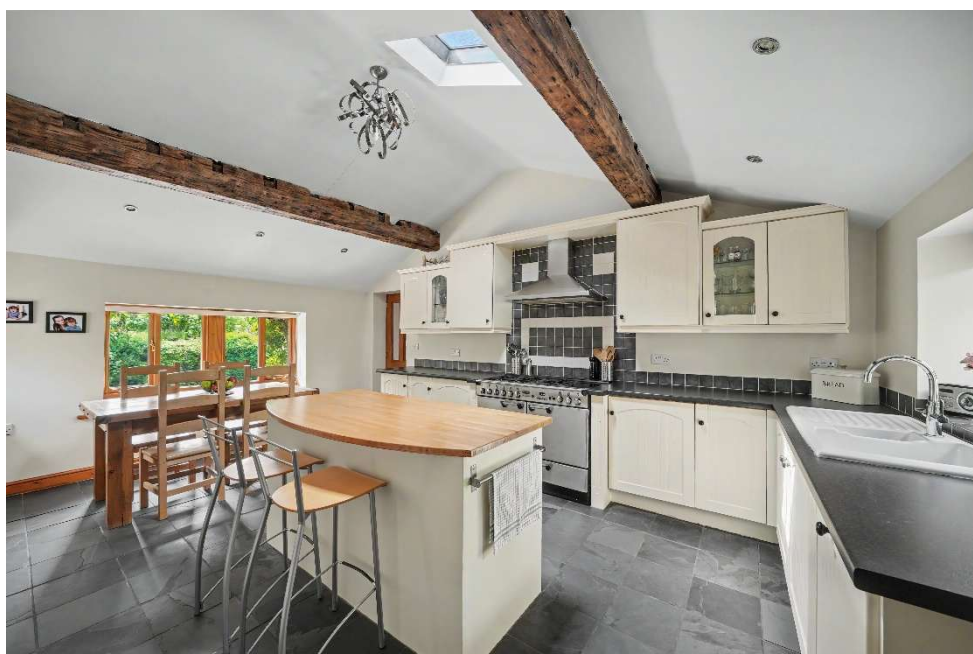
As the dimensions indicate this is a generously proportioned principal reception room which has sealed unit double glazed windows to the front elevation one of which is floor to ceiling in height whilst to the rear there are timber and sealed unit double glazed French doors giving access to the garden. There is a beamed ceiling with inset ceiling downlighters, central heating radiator and as the main focal point of the room is a lovely brick fireplace with oak lintel and home to a Hunter coal effect gas stove which rests on a stone flagged hearth.



## DINING KITCHEN

Measurements – 18'9" x 12'5"

Once again this a generously proportioned room which has a pitched beamed ceiling with a skylight, ceiling light point and inset ceiling downlighters, there are sealed unit double glazed windows to front, side and rear all of which provide this room with plenty of natural light. There is a central heating radiator, tiled floor, range of cream base and wall cupboards, contrasting overlying worktops with tiled splashbacks, glazed display cupboards with glass shelving, range master professional cooker with five ring gas hob, hot plate, double oven and grill with stainless steel extractor hood over, integrated dishwasher, inset one and half bowl single drainer sink with chrome mixer tap, integrated fridge and island unit with drawers, pan drawers, wine rack, storage basket and overlying timber worktop which extends to form a breakfast bar.



## UTILITY ROOM

Measurements – 9'7" x 6'9"

With a timber panelled and frosted double glazed door giving access to the rear garden, inset ceiling downlighters, central heating radiator, tiled floor and fitted with a worktop with inset one and a half bowl stainless steel sink with chrome mixer tap, under counter space for washing machine and tumble dryer and with a Worcester gas fired central heating boiler.

## SITTING ROOM

Measurements – 13'9" x 11'1"

This is situated adjacent to the kitchen and has a timber and sealed unit double glazed window to the front elevation, with a pitched beamed ceiling with a sky light, ceiling light point and inset ceiling downlighters and as the main focal point of the room housed within the chimney breast with a stone surround there is a wood burning multi fuel stove which rests on a stone flagged hearth. To the rear of the sitting room a door gives access to the study.



## STUDY

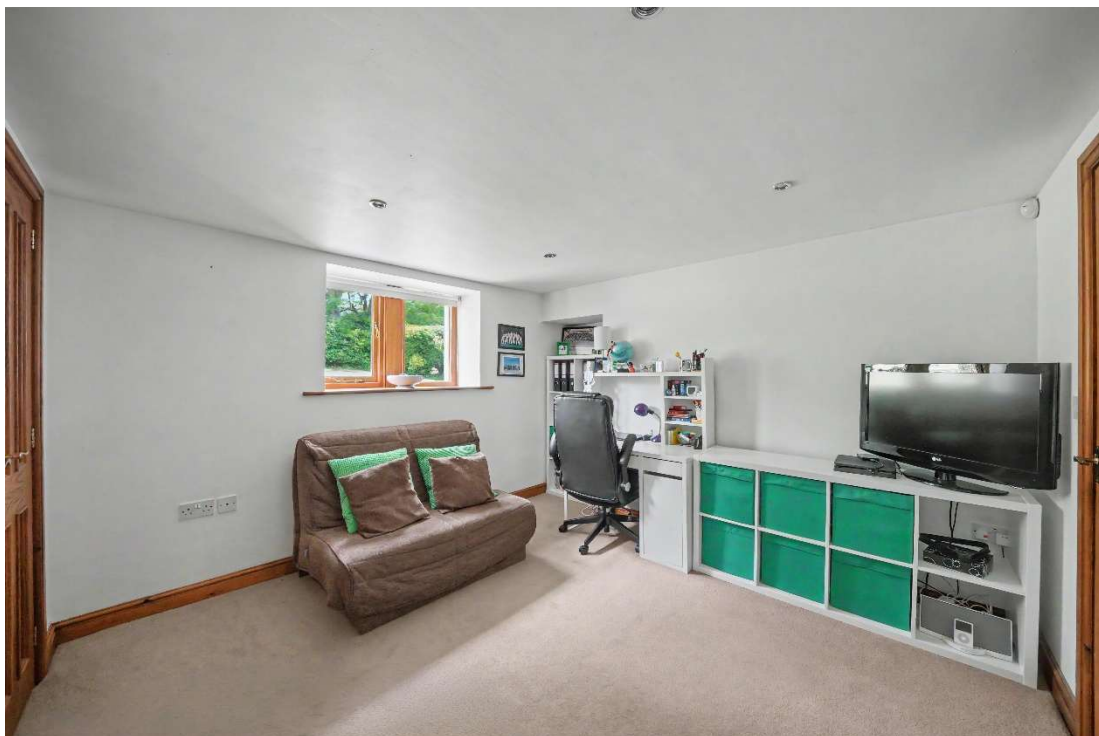
Measurements – 7'7" x 6'9"

This has timber and sealed unit double glazed windows to the side and rear elevations, there are inset ceiling downlighters and a central heating radiator.

## BEDROOM FOUR

Measurements – 11'1" x 10'8"

A double room which has a timber and sealed unit double glazed window looking out over the rear garden, there are inset ceiling downlighters, central heating radiator, and twin timber panelled doors which lead to a generous walk-in storeroom located beneath the staircase.



## FIRST FLOOR

### LANDING

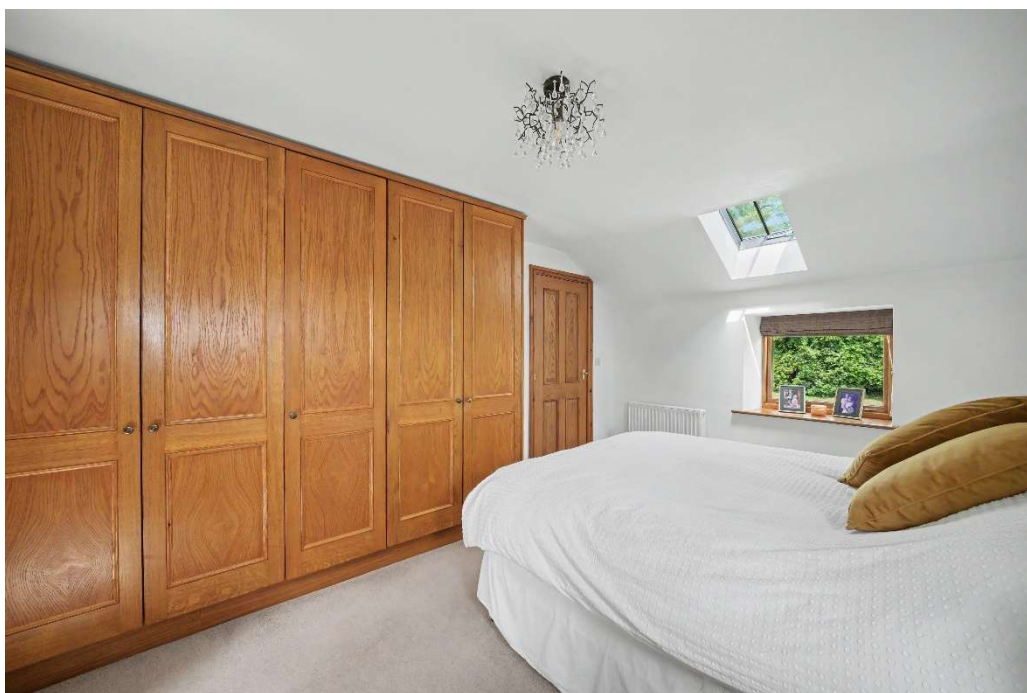
With a loft access, central heating radiator, skylight and linen cupboard. From the landing access can be gained to the following rooms: -

---

## BEDROOM ONE

Measurements- 14'3" x 10'8"

A double room which has timber and sealed unit double glazed windows to side and rear elevations with additional natural light from a skylight. There is a ceiling light point, central heating radiator and a bank of fitted floor to ceiling wardrobes. At the far end of the room a door gives access to an en-suite shower room.



## EN-SUITE SHOWER ROOM

Measurements – 7'3" x 6'6"

With a skylight window, inset ceiling downlighters, floor to ceiling tiled walls, tiled floor, chrome heated towel rail, display niche and fitted with suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. with concealed cistern and shower cubicle with sliding glass door and chrome shower fitting incorporating fixed shower rose and separate hand spray.



## BEDROOM TWO

Measurements – 13'7" x 9'11"

A double room with timber and sealed unit double glazed window and adjacent arrow slit window with further natural light from a skylight. There is a ceiling light point and central heating radiator.



### BEDROOM THREE

Measurements- 13'7" x 9'9"

With a timber and sealed unit double glazed window looking out over the rear garden, skylight, central heating radiator and to one side a timber panelled door gives access to a fitted wardrobe with cloaks rail and shelf.



## FAMILY BATHROOM

Measurements – 9'8" x 5'6"

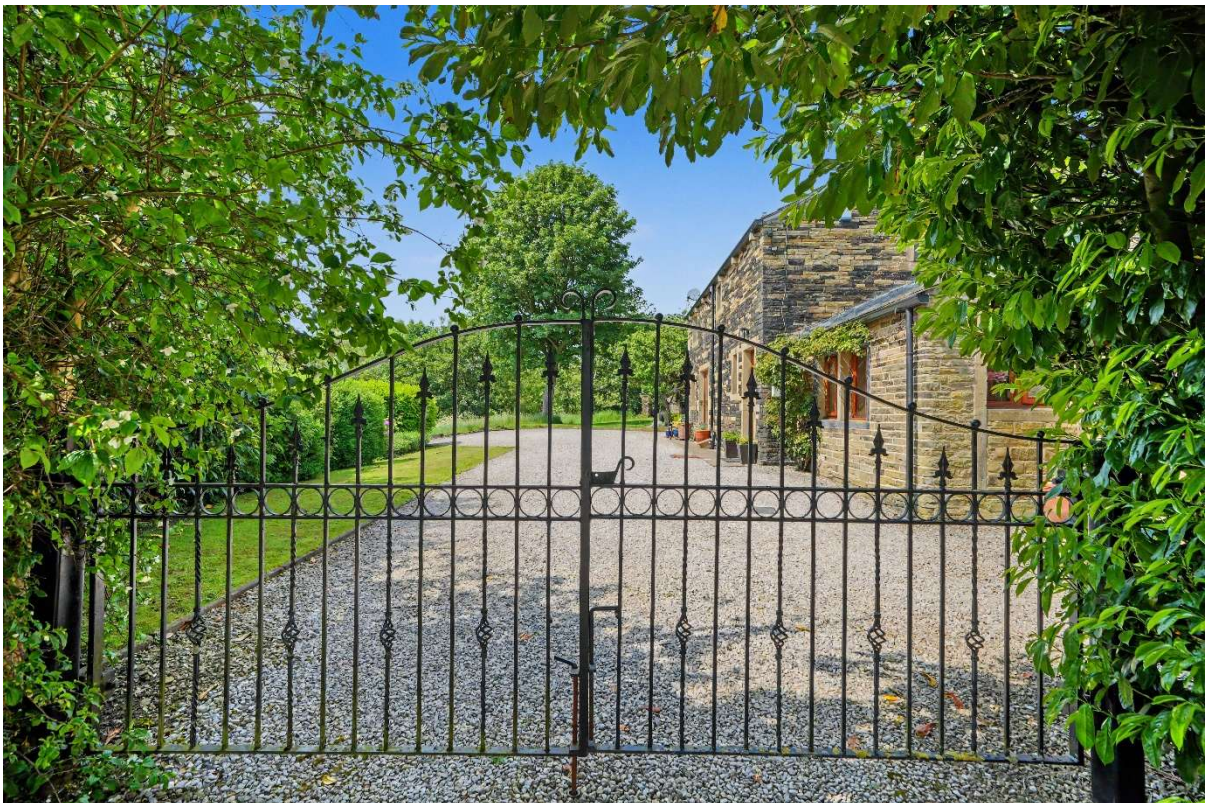
With a timber and frosted double glazed window, skylight, inset ceiling downlighters, part tiled walls, tiled floor, shaver socket, central heating radiator and fitted with a four-piece suite comprising panelled bath with chrome mixer tap incorporating hand spray, pedestal wash basin with chrome monobloc tap, low flush w.c. and shower cubicle with glass door and Mira sport electric shower fitting.



## OUTSIDE

### PARKING

The property is approached through twin wrought iron gates onto a gravelled driveway which provides off-road parking for a number of cars. The driveway is held on the remainder of a 999-year lease from Thornhill estates with no ground rent.



### GARDENS

To the left-hand side of the barn there is a five bar timber hand gate giving access to the rear garden which has an extensive flagged patio which is bordered by dry stone wall with five steps rising to a lawned garden which is well screened and offers a good degree of privacy with planted trees and hedges to the borders. There is also a useful timber garden shed.

---





## LAND

There is a paddock of around a third an acre which is grassed along with planted trees and shrubs and at the far side this continues into woodland. \*This is on a 1-year rolling license and is not a part of the property\*.



### **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has hardwood sealed unit double glazing

Property tenure – Freehold

Council tax band – F

Directions- Using satellite navigation enter the postcode HD2 2EG

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

### **COPYRIGHT**

Unauthorised reproduction prohibited.

### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of

a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

---



### MAIN CONTACTS

T: 01484 651878

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

### OFFICE OPENING TIMES

#### 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

Wakefield  
01924 361631

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

Penistone  
01226 762400

Sheffield  
01143 216 590

Barnsley  
01226 731730

Pontefract  
01977 800259