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

The Coach House, Park Lane  
Queensbury, Bradford



## The Coach House, Park Lane Queensbury

£850,000

OUR GEORGIAN 5 BEDROOM FAMILY HOME SITS IN SPACIOUS GARDENS OF 0.66 ACRES. SITTING IN A LITTLE KNOWN PRIVATE LOCATION OF SIMILAR STYLED PROPERTIES, THE COACH HOUSE INCLUDES A SEPARATE EXTENSION SUITABLE AS USE FOR A ONE BEDROOM ANNEXE WHICH INCLUDES ITS OWN ACCESS AND A DETACHED DOUBLE GARAGE WITH AMPLE OFF ROAD PARKING.

Built in 1839 and therefore appreciating many of the traditional features enjoyed in a period property such as mullion windows and beamed architecture, our family home has been extended and improved with modern provisions. With five bedrooms arranged over two floors, the property is a perfect family home for those seeking multi-generational living.

Extended by the current owners, the property has a one-bedroom annexe, with shower room and kitchenette with Corian breakfast bar, the annexe also leads into the gymnasium with utility room set to the rear. The gymnasium is modernised with bi-fold doors and would make a fabulous office for work from home if so desired. The access to the annexe can be gained via the rear elevation, this offers a sense of independence in which families are close to each other and also allows for financial expenses to be shared, yet another benefit of families joining forces.



The grand main entrance through solid wooden door leads onto oak flooring, used as a dining room, this area is filled with natural light given the glazing to both elevations and allows access to the rear garden. The property has two staircases rising to the first floor, one leading from the entrance hall and the other from the sitting room.

An exceptionally spacious bedroom, suitable for use as the master bedroom is located to the ground floor and benefits from proximity to the shower room. This bedroom with dual aspect glazing has a door to the garden, this allows again for versatile options for use and layout.

The breakfast kitchen with granite island has pippy oak cabinets and includes a fully tiled ceramic floor. Integral appliances include an Elan Rangemaster, tall fridge, under counter freezer and dishwasher.

The sitting room is an area generous in size with a staircase rising to the first floor. With a multi fuel cast iron stove, this stylish room with three windows to the front elevation and glazed French doors to the garden room is a wonderfully bright and airy room with oak flooring which flows through the double doors.

Another door connecting to the gardens, currently used as the games room and with access to the kitchenette, this could easily be a dining room or relaxation room to sit and enjoy the lovely viewpoint.

## LOCATION

The little-known location of The Coach House sits in close proximity to Foster Park, dedicated to the protection of nature and wild flowers, it is a beautiful open space loved by the local residents of Queensbury.

Queensbury is a large village perched on a high vantage point above Halifax, Clayton and Thornton. Queensbury is one of the highest parishes in England, with fine views beyond the West Yorkshire borough to the hills of Brontë Country and the Yorkshire Dales to the north and north west.

Queensbury is most famous as being the home of Black Dyke Mills, and the Black Dyke Band. With a heritage stretching back to 1855, the Black Dyke Band's pedigree is unrivalled. The Black Dyke Band represents the very finest achievements of Brass Band playing. The Black Dyke Mills Heritage Venue is an informal, welcoming venue that offers live music and community events in the heart of Queensbury. The Mills is less than a 7 minute walk from Park Lane.

To the first floor sits a further three bedrooms, the master suite is particularly eye catching with a very large dressing room with spectacular architecture and a range of built in wardrobes and installed with air conditioning. With high specification ensuite with double shower unit, Villeroy and Boch bath, Duravit counter top wash basin with granite counter and close coupled w.c

There is a house bathroom which essentially feels like another ensuite as there is only one bedroom which requires access as the last remaining bedroom has a small shower ensuite with landing leading to the staircase back down to the current dining room/entrance hall.

Throughout this property, it is worth noting the ample storage space in the eaves and cupboards which is an essential commodity for a family home. Added to this is a large detached double garage with mezzanine level, again suitable for seasonal storage, the property benefits from plentiful parking space, given the large driveway which is set behind secured electric gates.

In gardens estimated to be roughly 0.6 of an acre, appreciating assured privacy and predominately lawn with manicured landscaping and with a large Yorkshire stone flagged patio, the property has an area of woodland kept natural to encourage nature and is a beautiful aspect of the grounds.



With great schooling, Hipperholme Grammar School is an independent grammar school in Hipperholme. It educates pupils between the ages of 3 and 16 and resides only 7 minutes from the property. Only 4 minutes from The Coach House is Foxhill Primary School, on the top of a hill, it is the highest school in England, taking children from ages 3 to 11. Within comfortable walking distance, the school plays an integral part of the community.

With a host of local amenities including Doctors, dentists, pharmacies and local boutique stores, The Coach House is only a 15-minute car journey to the M62 ensuring the location is perfect for those seeking excellent commuter links.

#### WHAT3WORDS

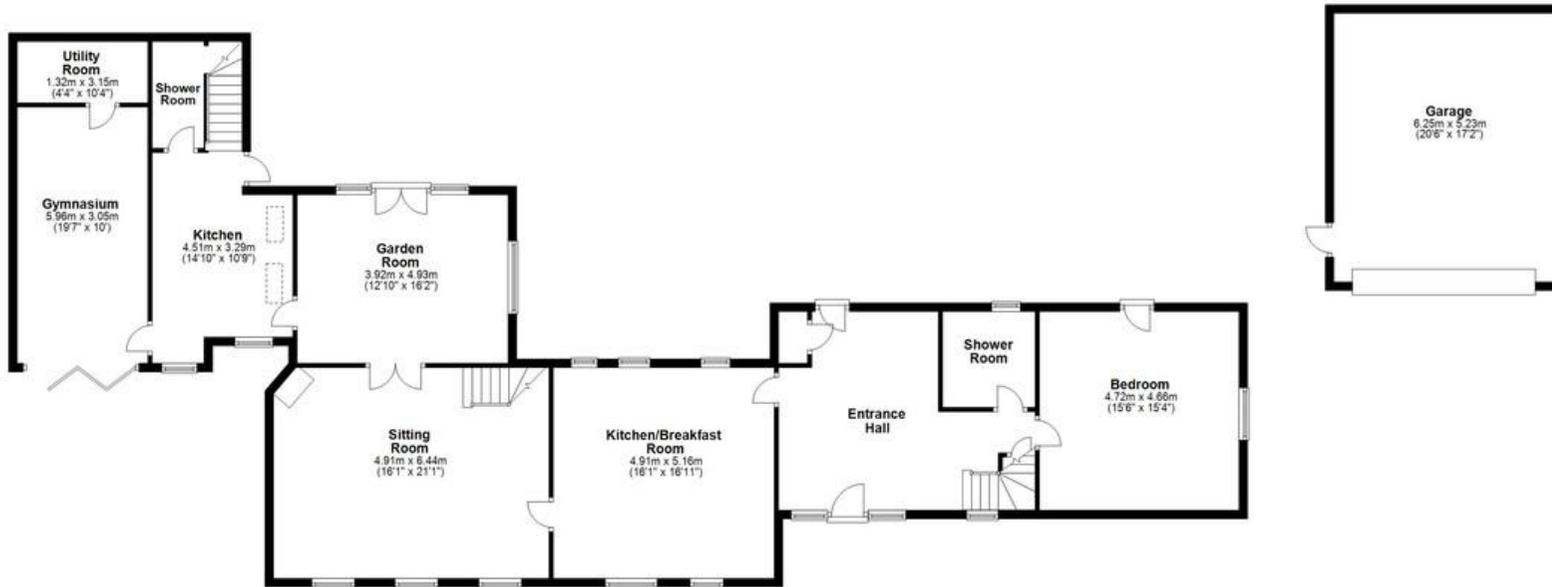
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#### AGENT NOTES

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.

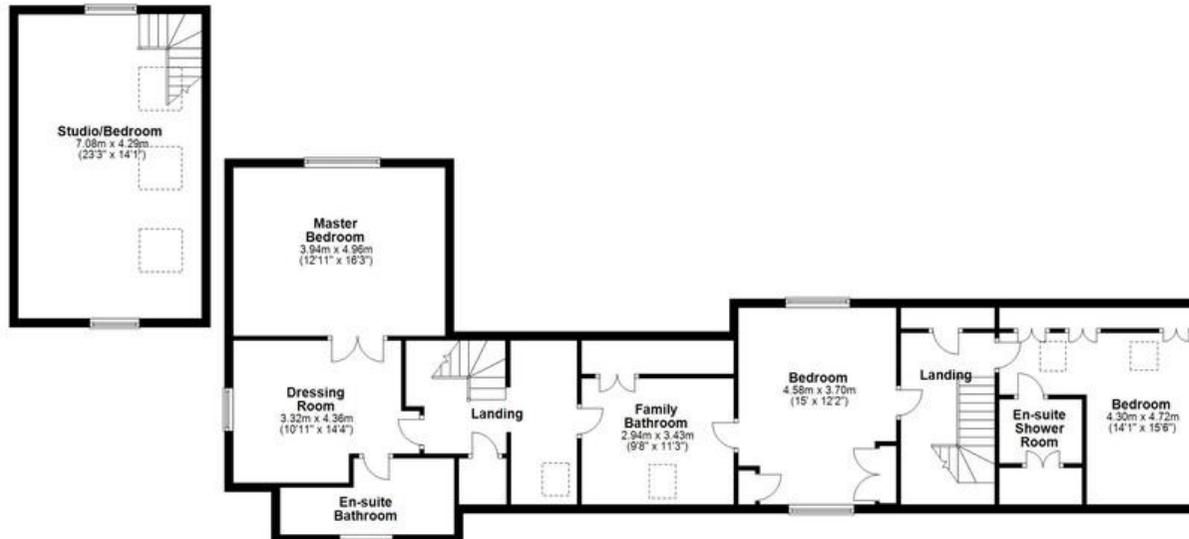
**Ground Floor**

Approx. 222.1 sq. metres (2592.2 sq. feet)

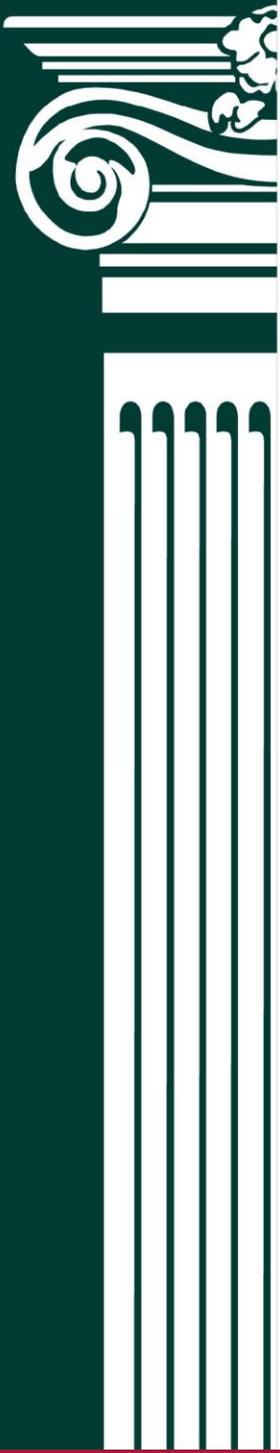


**First Floor**

Approx. 146.9 sq. metres (1581.0 sq. feet)



Total area: approx. 368.9 sq. metres (3971.3 sq. feet)





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



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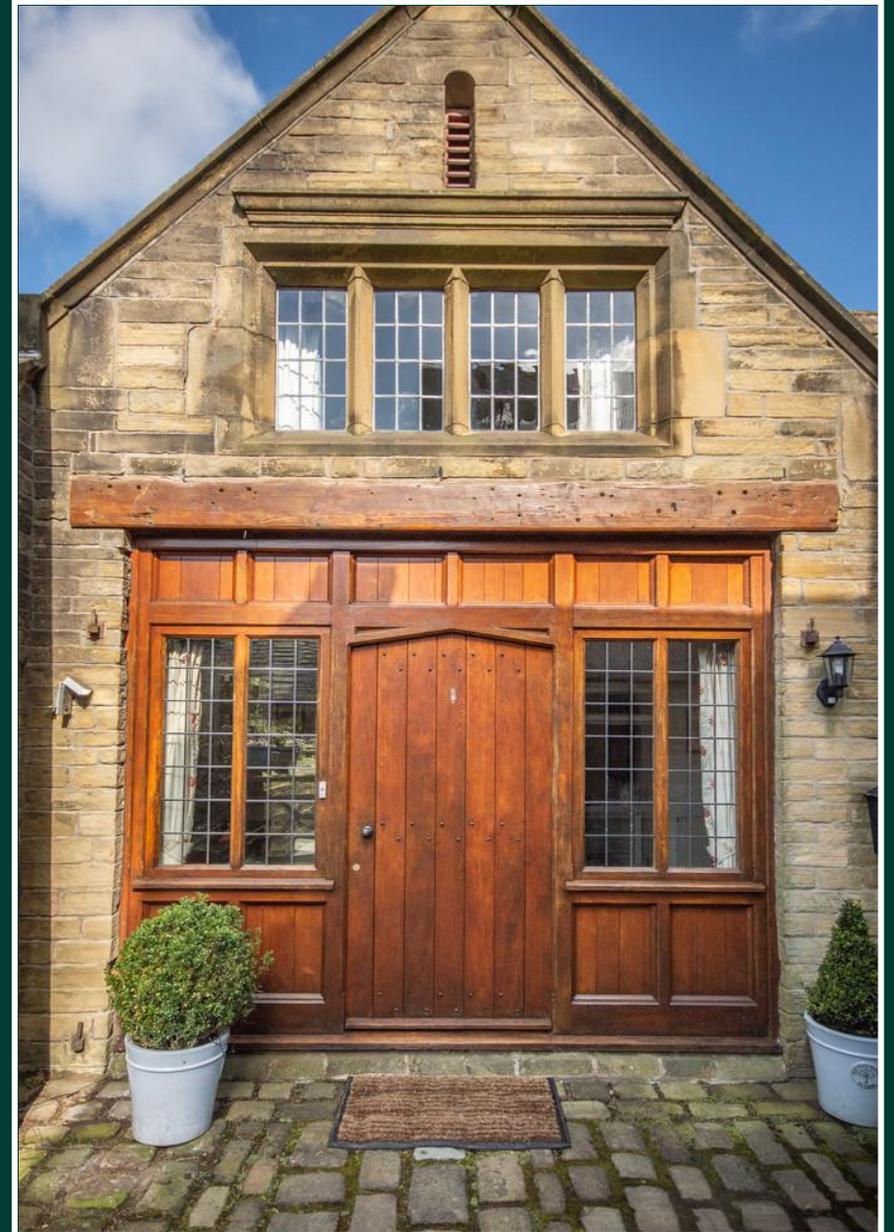




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