

# HUNTERS®

HERE TO GET *you* THERE



## Tong Lane

Tong Village, BD4 0RX

£450,000



Council Tax: D





# 74 Tong Lane

Tong Village, BD4 0RX

£450,000



- One-of-a-kind barn conversion
- Refurbished to excellent standard by current owners
- Semi-rural Tong village near Leeds & Bradford
- Contemporary kitchen with utility
- Modern luxuries blended with rustic charm
- Gorgeous beamed ceilings
- Grand reception rooms including conservatory
- Private gardens, garage and driveway with electric gate
- Spa-like bathrooms with downstairs W/C
- Three stunning bedrooms

Welcome to this STUNNING barn conversion for sale, nestled in the semi-rural TONG VILLAGE, a location that is highly sought-after, near both Leeds and Bradford. This property is a truly ONE-OF-A-KIND residence refurbished to a HIGH STANDARD, perfect for couples or those looking to downsize.

As you enter through the porch and into the entrance vestibule, you'll notice its BEAUTIFUL tiled floor and this space offers cloakroom space and houses a DOWNSTAIRS W/C. The heart of the home lies in the first of TWO reception rooms however. This striking space features a beamed ceiling, exposed stonework and a grand full-height window overlooking serene FIELD VIEWS. With recessed lighting, a dual fuel WOOD BURNER and oak flooring, this barn conversion is nothing short of spectacular. The second reception room is a sunroom CONSERVATORY with glazed doors leading to the living area and French doors opening to a gorgeous garden. This serves as the main dining space, offering an inside/outside living experience to host family and friends.

The CONTEMPORARY KITCHEN is equipped with white gloss units, a range cooker, and an integrated fridge freezer, dishwasher, and BOSCH microwave. The BELFAST SINK is truly stunning, with an extendable tap only adds to its blend of traditional charm with modern luxury. There's also a second dining area and a separate UTILITY with matching units, Velux skylight, exposed stonework, and plumbed with a sink and space for white goods.

The property boasts THREE BEDROOMS. On the first floor, you'll find a grand main bedroom with a beamed ceiling and dual aspect views over the serene field. It also has a GORGEOUS ENSUITE bathroom featuring a freestanding bath, herringbone floor, and a beamed ceiling.

The second bedroom, currently used as a dressing room, features Shaker-style wardrobes with dressing table but can EASILY fit a bed to suit your needs. The third bedroom is an accessible ground floor room with a lovely décor, offering the potential to serve as a STUDY or playroom if preferred. The main house BATHROOM is a SPA-LIKE retreat with a walk-in RAIN SHOWER, heated towel rail, and recessed dynamic lighting.

The fabulous GARDEN is extremely private and low maintenance, with a PERGOLA and stone barbeque. A pond to the front provides privacy and sets the property from the roadside. Additionally, the property offers a plumbed GARAGE with power, and off-street PARKING on the ELECTRIC GATED DRIVE. Surrounded by rural field views, this modern barn conversion is a true gem, a viewing is HIGHLY recommended to see what's on offer!

Tel: 0113 257 6198

## PORCH

### DOWNSTAIRS W/C

5'2" x 3'0" (1.60 x 0.92m)

### LIVING ROOM

18'3" x 14'2" (5.58 x 4.33m)

### CONSERVATORY

8'5" x 13'8" (2.58 x 4.18m)

### KITCHEN DINER

8'8" x 18'0" (2.66 x 5.50m)

### UTILITY

7'6" x 6'1" (2.31 x 1.86m)

### BEDROOM THREE

10'7" x 5'9" (3.23 x 1.77m)

## LANDING

### BEDROOM ONE

8'9" x 18'0" (2.68 x 5.49m)

### ENSUITE

10'5" x 5'6" (3.19 x 1.68m)

### BEDROOM TWO

10'11" x 9'7" (3.33 x 2.94m)

### BATHROOM

4'11" x 7'6" (1.50 x 2.29m)

## GARDEN

## GARAGE & DRIVE





Road Map



Hybrid Map



Terrain Map



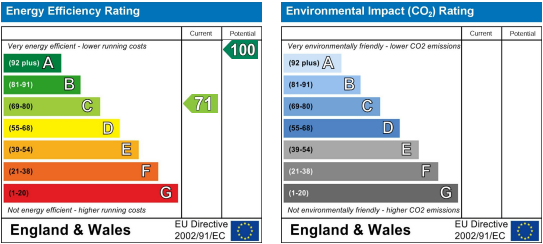
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.