CHILD & CO
estates

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Set within the sought-after village of Hartshead, 37 Fall Lane is an individual three-bedroom detached home with a split-level layout, generous living spaces and an open outlook across the surrounding countryside. Positioned within a small cul-de-sac of just three homes, it offers a quieter setting with plenty of space both inside and out, making it particularly well suited to family life.

The main living accommodation centres around an open-plan living dining room which opens directly onto the rear garden and creates an easy connection with the outside space. The breakfast kitchen has been updated in recent years, providing a modern setting for everyday cooking and informal dining, with a built-in oven and hob. A spacious entrance hall incorporates useful storage and provides internal access to the integral garage, while a ground floor WC off the kitchen adds further practicality.

























The split-level arrangement continues across the bedroom accommodation, with three double bedrooms providing flexibility for family, guests or working from home. The principal bedroom enjoys distant views, fitted wardrobes and its own en-suite, while a first-floor extension has created a more generously proportioned house bathroom. Together, the two bathrooms and three bedrooms provide a practical balance for everyday family life, with useful storage incorporated throughout.

Outside, enclosed gardens extend around the side and rear of the home, combining lawned areas with patios for sitting, dining and entertaining. The open outlook across the surrounding landscape adds considerably to the setting, while direct access from the living dining room allows the garden to become a natural extension of the living space. To the front, a driveway provides parking for two vehicles and leads to a large integral double garage, offering further parking, storage or workshop space.

Hartshead combines a semi-rural village setting with convenient access to the surrounding towns and wider West Yorkshire region. Hartshead Junior and Infant School (Ofsted rated ‘Good’) is within walking distance, while nearby countryside and local footpaths provide plenty of opportunity for walks from the doorstep. The M62 is also only a few miles away, providing straightforward connections towards Leeds, Huddersfield and beyond.

Note: If you proceed with an offer on this property we are obliged to undertake Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service.