



### 3 bed character property to buy

Manchester Road, Huddersfield, West Yorkshire, HD4 5SL

**£190,000** Starting Bid

 x 3  x 3  x 2

Tenure

**Freehold**

Double Garage parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedroom Character House
- ✓ Packed Full of Stunning Features
- ✓ Large Versatile Living Spaces
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Intermittent

## Description

Historically the village Coach House, this property is packed full of stunning features and offers large versatile living spaces, alongside a superb double garage which used to be the stables.

There is so much potential to restore the property back to its former glory as one grand home or to separate the spaces to create a formal house with annex/workspace.

Briefly comprising: - entrance hall, two fantastic reception rooms with bay windows, a breakfast kitchen, utility/shower room, cellar, boot room/side porch, three first floor double bedrooms, bathroom, fourth attic room plus store room, a further store room which is off the kitchen and a huge first floor work area/home office and store room over the garage. The double garage sits behind a cobbled driveway which provides off road parking and seating area, and there is a further raised garden.

Milnsbridge sits close to Huddersfield town centre which has a train station providing access to neighbouring towns and cities. There are local shops and eateries within a short distance of the property.

The property used to be the resting place for travellers and their horses with the garages being the stables and a tack room above alongside the main house which was the guest house and bedrooms. Over the years the property has had several different uses but has most recently been a much loved home for the past 45 years. Now it is ready for a new chapter in its story, and for someone to renovate it to create a truly unique residence.

This impressive three bedroom character property has a large double garage, courtyard parking and raised garden.

Property comprises:

Entrance Vestibule - 1.43 apx x 1.24 apx (4'8" apx x 4'0" apx ) - You enter the property through a timber door with glazed window above into an entrance vestibule where there is an attractive ceiling rose and doors, which lead to the lounge and dining room.

Lounge - 5.42 into the bay x 3.80 max (17'9" into the bay - This room is packed full of charm and character with stunning ornate coving, ceiling rose, tiled and timber fireplace which houses a gas fire (capped off) and deep skirting boards. Alcoves sit either side of the chimney breast ideal for housing freestanding furniture items and a large front facing bay with tall glazed windows and stained glass detailing allows natural light to pour in. Doors lead to the entrance vestibule and breakfast kitchen.

Dining Room - 5.42 into the bay x 3.57 max (17'9" into the bay - A second reception room this space has previously been used as a formal dining room and lends itself perfectly to this with plenty of room to accommodate a dining table and chairs. There is similar decorative coving, ceiling rose and skirting boards to those in the lounge and a gas fire with tiled hearth sits upon the chimney breast. Alcoves either side and the lovely big bay window complete the room. Doors lead to the entrance vestibule and breakfast kitchen.

Breakfast Kitchen - 4.75 apx x 3.10 apx (15'7" apx x 10'2" apx ) - Fitted with wooden wall and base units, a glazed display cabinet, laminate work surfaces and a stainless steel one and a half bowl sink and drainer with mixer tap this good sized kitchen has a breakfast bar perfect for informal dining. The kitchen has a double electric oven, four ring gas hob, extractor fan and an integrated fridge freezer. The room is fully tiled in decorative wall tiles and has a side facing window overlooking the cobbled courtyard. Doors lead to the boot room, rear store, two reception rooms, stairs and utility room. Please note the socket designed for the fridge freezer is not in working order and must be inspected along with the rest of the electrics and the gas fire ignition is not working so this would need to be replaced or repaired.

Utility Room - 2.64 apx x 2.34 apx (8'7" apx x 7'8" apx ) - Located off the kitchen is this handy utility / shower room. There is a shower cubicle to one corner, a ceramic sink and drainer, space for a W. C and/or other household appliances. There are built in cupboards, the property's stop cock is located in one of the higher cupboards, and the central heating boiler is neatly tucked away in the room. There are wall and floor tiles and doors lead to the cellar and breakfast kitchen. Note: The Saniflow would need replacing to make the W. C functional.

Cellar - This original keeping cellar houses the property's main fuse board and meters. There is also a safe down here and the keys are available to be left with the property,

Boot Room / Side Porch - Positioned to the side of the property is this entrance porch or boot room. Conveniently located so that you can enter the property this way from the drive. This space is ideal for removing and storing outdoor coats and shoes. There is glazing to two sides, wall lighting, vinyl flooring and doors which lead to the courtyard and breakfast kitchen.

First Floor Landing - Stairs rise from the breakfast kitchen to the first floor landing where there is a side facing window and doors which lead to the three bedrooms, attic room and bathroom.

Bedroom One - 4.08 apx x 3.74 + wardrobes (13'4" apx x 12'3" + - This superb king size bedroom has an abundance of natural light courtesy of the two front facing windows which also provide roof top views. The room boasts a bank of fitted wardrobes alongside plenty of space for freestanding bedroom items. A door leads to the landing.

Bedroom Two - 4.12 max x 3.55 max (13'6" max x 11'7" max ) - Another generous double bedroom this has an attractive feature fireplace which creates a lovely focal point to the room. There is a side facing window looking out over the courtyard and garden beyond, original timber floorboards and a door which leads to the landing. Note: The work to the roof has been carried out and the room re plastered so we believe it is only decorative work needed.

Bedroom Three - 4.01 apx x 3.06 max (13'1" apx x 10'0" max ) - Located to the front of the property with rooftop views from its window is this third well proportioned bedroom. There is space for a range of bedroom furniture and a corner cupboard discreetly houses the property hot water cylinder. A door leads to the landing.

Bathroom - 2.15 max x 2.21 max (7'0" max x 7'3" max ) - Comprising of a bath, pedestal hand wash basin and low level W. C this bathroom is fully tiled has tiled effect flooring and a door which leads to the landing. The room is unusual in shape and the measurements are maximum measurements only.

Attic Room - 4.78 apx x 2.00 apx (15'8" apx x 6'6" apx) - Stairs ascend from the first floor landing to this attic room which has a side facing window and angled ceilings (measurements are skirting board to skirting board). This would make an ideal occasional bedroom, office space or play room. An over the stairs cupboard encloses the water tank and a door leads to a useful storage room.

Attic Store Room - 2.51 apx x 2.14 apx (8'2" apx x 7'0" apx ) - This handy additional space provides good storage and also has doors giving access into the eaves. There is a side facing window looking over the garden and the door leads back to the attic room.

Ground Floor Store - 4.50 max x 2.82 max (14'9" max x 9'3" max ) - Sitting between the breakfast kitchen and garage is this spacious store room which provides easily accessible storage. This area is the space shaded blue on the title plan and is the only area not described as freehold on the title as this sits below the property 2 Deep Lane. The room opens to the stair bottom and hallway leading to the garage. A door opens to the breakfast kitchen. Note: There is limited head room in this area.

Upper Work Area / Home Office / Store Room - 7.62 max x 4.39 max (24'11" max x 14'4" max ) - Stairs rise to this incredible room which was previously used as a cinema. There is so much potential for this space. It could be converted into additional bedrooms, living spaces or a self contained annex subject to the relevant planning permissions and consents. There is currently an area sectioned off with a partition wall which used to house the projectors but this could easily be removed. Two side facing windows look out over the garden and an external door leads out to the access path to Deep Lane over the neighbouring yard. This space along with the garage is on a separate fuse board and gas boiler. Originally this area was the tack room for the below stables of the coach house.

Double Garage - 6.65 apx x 4.72 apx (21'9" apx x 15'5" apx ) - This large double garage with two timber doors is the dream for any motor enthusiasts but could also be developed into so many different things including a workshop/ home business/ additional living space for the main house or potentially to form part of a separate dwelling which would include the upstairs cinema room (subject to the necessary planning permissions building regulations).

C - 1.72 apx x 0.84 apx (5'7" apx x 2'9" apx ) - To one corner of the garage is a separate toilet and hand wash basin.

Driveway - Behind wrought iron gates is a beautiful cobbled stone driveway which offers off road parking for multiple vehicles. There is also a container here which provides storage but it sits on the footprint of what we believe to be an old garage building so there is the potential to rebuild this (subject to the necessary checks and permissions) to allow the other garages to be repurposed. There is also space on this level for a seating area if required. A path leads to the front door and steps lead up to the garden.

Garden - This deceptively generous raised garden has two tiers and is triangular in shape extending right down to the road side. The space is currently in need of some landscaping but has previously been a lawn with well established planted flower beds and with a little love and care could be creatively landscaped to make useable seating areas, lawn and borders once again.

External Front -

Auctioneers Additional Comments -

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being

The advertised price is commonly to as a ? Starting Bid? or ? Guide Price? and is accompanied by a ? Reserve Price?. The ? Reserve Price? is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ? / ? Starting Bid?.

These prices are subject to change

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers? obligations and sellers? commitments.

Material Information - TENURE: Freehold with the exception of the small area shaded blue on the title plan.

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

Council and council tax band: kirklees band b

PROPERTY CONSTRUCTION: Standard brick and block

Parking:

Garage and Driveway

RIGHTS AND RESTRICTIONS: The property has a right of access over the neighbours yard to Deep Lane. This can be accessed via the cinema room door.

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alterations to the property made by the current owners.

Planning permissions and development proposals:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices. \*Please note we do not check the local planning applications so please do so yourself before proceeding.

Utilities:

Water supply - The property's water supply is via a natural spring. Details can be provided. To ensure safe drinking water either a filter needs to be fitted or the water needs connecting to the mains supply. Sewerage - Mains

Electricity - Mains - Please note we have been advised the property will undoubtedly require a rewire. Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000mbps

Environment:

There has not been any natural flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

Agents Notes: - Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and the the buyer is advised to obtain verification from their solicitor. to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor. All

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Character Property

Parking: Double Garage

Construction materials: Stone built

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

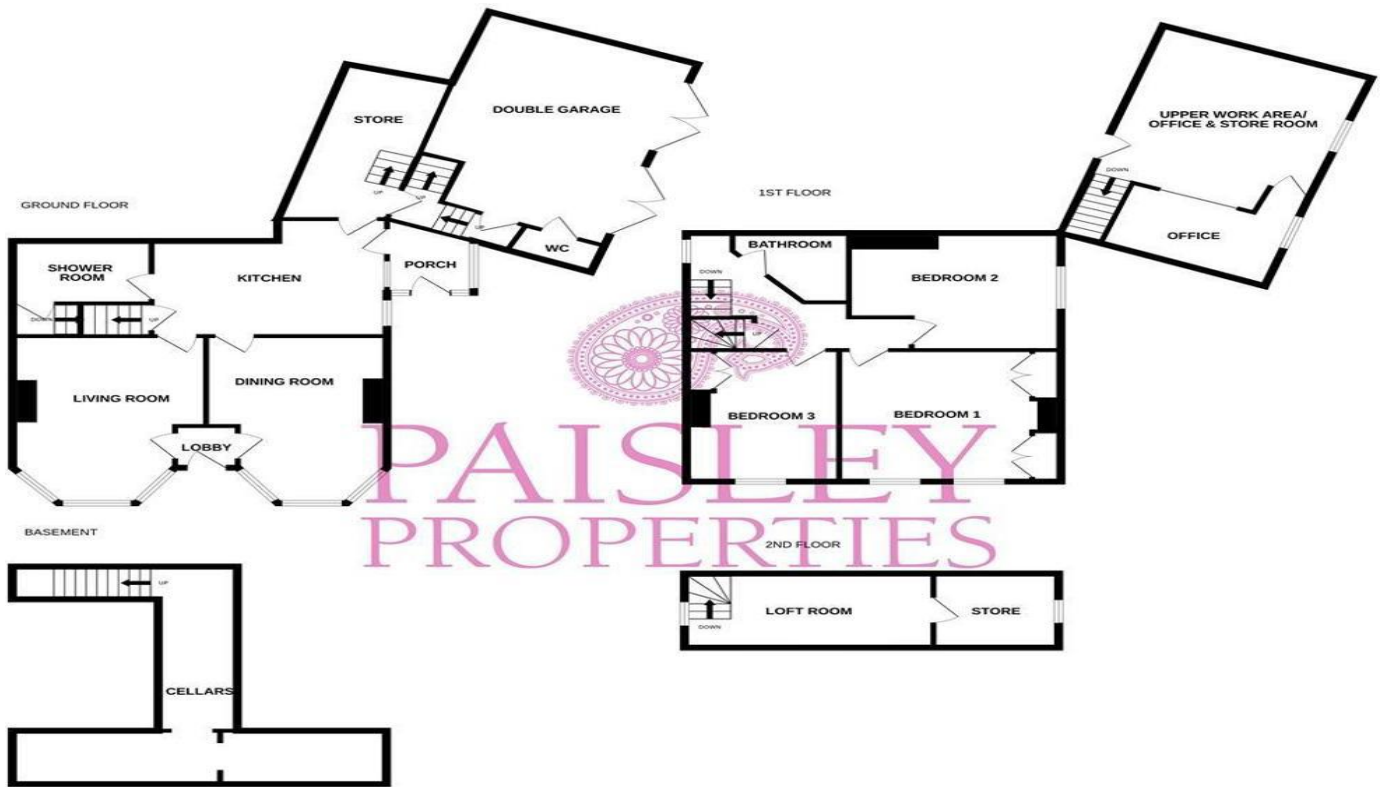
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Intermittent



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.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | 80        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | 47                      |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England, Scotland &amp; Wales</b>        |  | EU Directive 2002/91/EC |           |

Manchester Road, Huddersfield, West Yorkshire, HD4 5SL

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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