



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

The Gazebo
Old Hall Road Batley,



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Old Hall Road, Batley,

Offers In Region Of £675,000

TAKE A LOOK INSIDE THIS TRULY UNIQUE PROPERTY WHICH MERGES THE OLD AND NEW PERFECTLY. A GRADE II* LISTED PROPERTY AND FEATURES THE STUNNING, ORNATE FORMER BANQUETING HALL WHICH IS ONE OF, IF NOT THE OLDEST PROPERTY IN BATLEY! THIS PART OF THE HOME DATES BACK TO THE 1400'S AND SHOWCASES THE CHARACTER ONE WOULD EXPECT, AFTER SITTING DERELICT FOR MANY YEARS, THE BANQUETING HALL WAS GIVEN A NEW LEASE OF LIFE WITH RENOVATION AND EXTENSION IN THE 1980'S WHICH CREATES A FANTASTICALLY FLEXIBLE LIVING SPACE. SURROUNDED BY WELL MAINTAINED GARDENS AND AMPLE PARKING INCLUDING GARAGING. THIS PROPERTY IS SITUATED ON THE OUTSKIRTS OF BATLEY WITH OPEN COUNTRYSIDE AVAILABLE AS WELL AS BEING EASILY ACCESSIBLE TO MAJOR CITIES COURTESY OF THE M62 MOTORWAY NETWORK

DESCRIPTION

Starting in the former Banqueting hall, now used as a dining room, adorned with character in every direction, quadrupled aspect windows allow natural light to illuminate the space no matter the time of year this truly is an exquisite room to entertain. Spiral stairs then lead to the only first floor room, the principal bedroom, a gorgeous double bedroom with vaulted ceiling, views over the surrounding gardens and ensuite bathroom.

The rest of the property allows for level living, flooded with natural light from every angle. From the entrance hall, a modern breakfast kitchen is presented with contrasting high gloss wall and base units with kickboard LED lighting, freestanding range style oven and a range of integral appliances



whilst there is space for a 4-seating dining table for less formal meals Enjoying a pleasant outlook over the garden as well as the listed section of the property, the sitting room has access out to the garden, Oak flooring and feature fireplace housing a wood burning dual fuel stove, two separate oak doors from the dining room open into the Garden room which is a tranquil oasis. The inner hallway then provides access to two further double bedrooms, one of which currently used as a home office as well as the modern family bathroom. A further hallway leads to the utility room which has access to the side garden, ideal for hanging washing. Stone pillar gateways lead to a gravelled driveway which presents ample parking for a range of vehicles as well as leading to the integral garage. Well maintained gardens lead all around the property with trimmed lawns having interlinking pathways and mature planted shrubs and flowers.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band F

EPC: Not Required - Grade 2 Listed building

What3Words: birds.yoga.singer

Parking: Double Garage, Driveway

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas- Dual System

Broadband: Superfast Available

Mobile Coverage: 4G Available - check with your provider.

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.

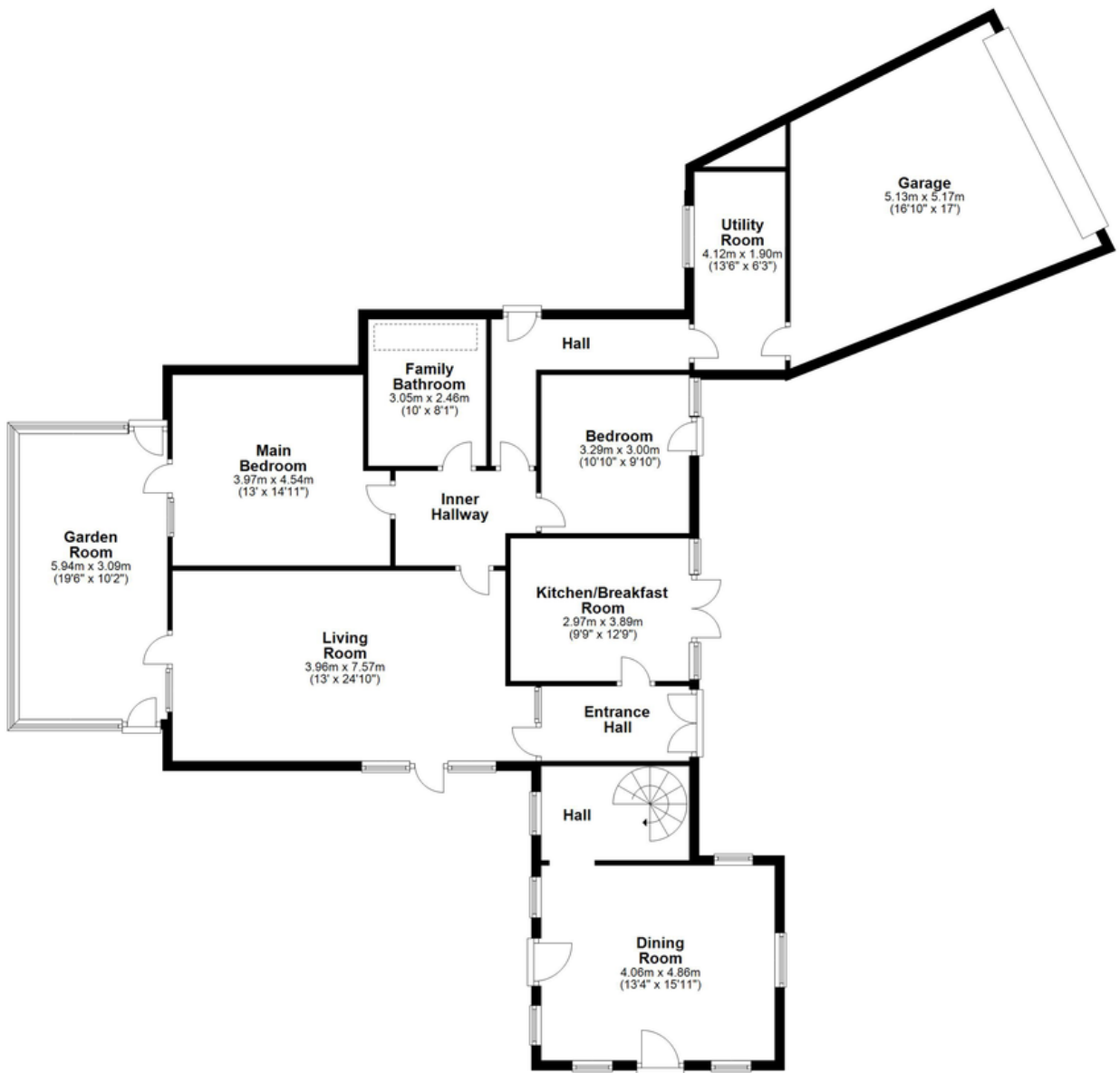
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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

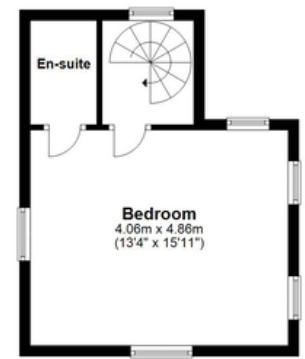
Approx. 177.2 sq. metres (1907.7 sq. feet)



Total area: approx. 203.3 sq. metres (2188.4 sq. feet)

First Floor

Approx. 26.1 sq. metres (280.8 sq. feet)



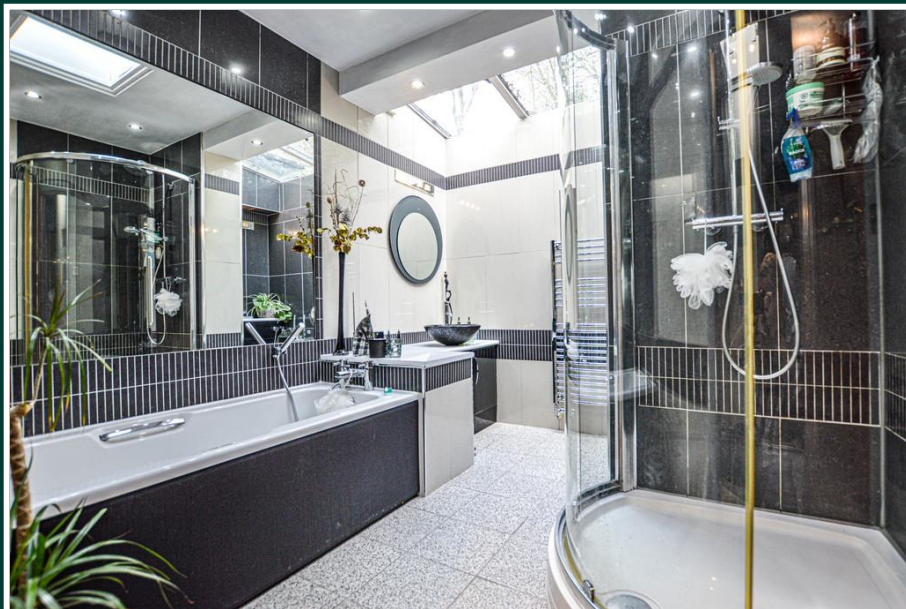
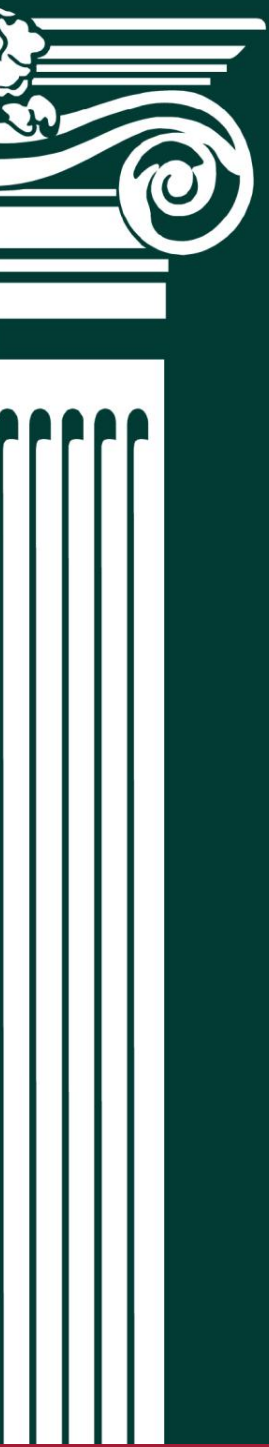


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