



East Royd, 24 East Street, Lindley, Huddersfield, HD3 3NE
£425,000

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This unique former coach house offers deceptive inverted accommodation over 2 levels including an exceptionally large integral garage which could be converted into additional living space (subject to all necessary consents). The property does require refurbishment and offers a blank canvass for the new owner to adapt to their own style and taste. Being offered for sale with NO VENDOR CHAIN & VACANT POSSESSION and situated on the outskirts of the village centre with amenities, schools and public transport links all within walking distance, as well as being extremely convenient for the M62 motorway network. The accommodation comprises: ground floor entrance hall, lounge, side entrance, wc, first floor: landing, dining kitchen, bathroom, bedroom, sitting room and 2 further bedrooms. Outside there is shared vehicular access to the front, open car port which will accommodate 2/3 cars, a large integral garage 22'3 x 33', stone built attached store and well laid out lawned gardens to the side and rear.

Energy Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		40
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR:

Entrance Hall

The entrance hall has an under-stair store cupboard and an internal door to the garage.

Integral Garage

22'3 x 33'0 (6.78m x 10.06m)

This substantial integral garage has internal access from the entrance hall. Having plumbing for a washing machine, work bench, internal water tap, a large up and over door, internal power and lighting and uPVC double glazed windows to the rear. This space could be converted into additional living space if required.

Sitting Room

17'9" x 12'0" (5.41m x 3.66m)

The lounge has a wooden fireplace with tiled interior, wall light points, a single glazed window to the side and sliding patio doors to the rear leading to the garden.

Side Entrance Hall

Having a staircase rising to the first floor and a uPVC/glazed external door.

Cloakroom & WC

Having part tiled walls and a two piece suite comprising wc and pedestal wash hand basin, tiled flooring and a uPVC double glazed window.

FIRST FLOOR:

Landing

Having a central heating radiator and a single glazed leaded window.

Dining Kitchen

18'3" x 11'1" (5.56m x 3.38m)

Having a range of light oak faced wall and base units with working surfaces over, there is an integrated oven, electric hob with extractor hood over and a stainless steel sink unit. There is a large built in pantry, space for an under counter

fridge and a floor standing Ideal Mexico central heating boiler. The kitchen has a uPVC double glazed window to the side and rear and a central heating radiator. A ceiling hatch provides access to the loft space.

Bathroom & WC

Having tiling to the walls and a 4 piece suite comprising shower enclosure, pedestal wash hand basin, bath with mixer tap shower attachment and wc. Also having a central heating radiator and a single glazed leaded window.

Bedroom 3

11'10" x 6'3" (3.61m x 1.91m)

Having a central heating radiator and a uPVC double glazed window.

Inner Landing

With half round feature fitted wooden window seat with built in storage.



Lounge

18'3" x 12'0" (5.56m x 3.66m)

This room has a stone fireplace, wall light points, a central heating radiator and a uPVC double glazed window.

Bedroom 1

12'0" x 11'3" (3.66m x 3.43m)

This bedroom has full length fixture wardrobes with cupboards over and dressing table. There is a central heating radiator, vanity wash hand basin and a uPVC double glazed window.

Bedroom 2

10'6" x 10'8" (3.20m x 3.25m)

Having a central heating radiator and uPVC double glazed window.

OUTSIDE:

There is vehicular access to the front of the property leading to an open car port that will accommodate 2/3 vehicles. The substantial integral garage measures 22'3" x 33'0" and has plumbing for a washing machine, work bench, internal water tap, a large up and over door, internal power and lighting and uPVC double glazed windows to the rear. This space could be converted into additional living space if required. There is a stone flagged patio area and larger than average, well laid out lawned gardens located principally to the side and rear with planted shrub flower beds and hedging on the perimeter. Also to the side is an attached stone outbuilding ideal for storing gardening equipment.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective

purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via New North Road and continue to the traffic lights at the junction with Blacker Road. Continue along Halifax Road to the traffic lights at the junction with the Cavalry Arms public house on your left hand side. Here turn left onto East Street where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

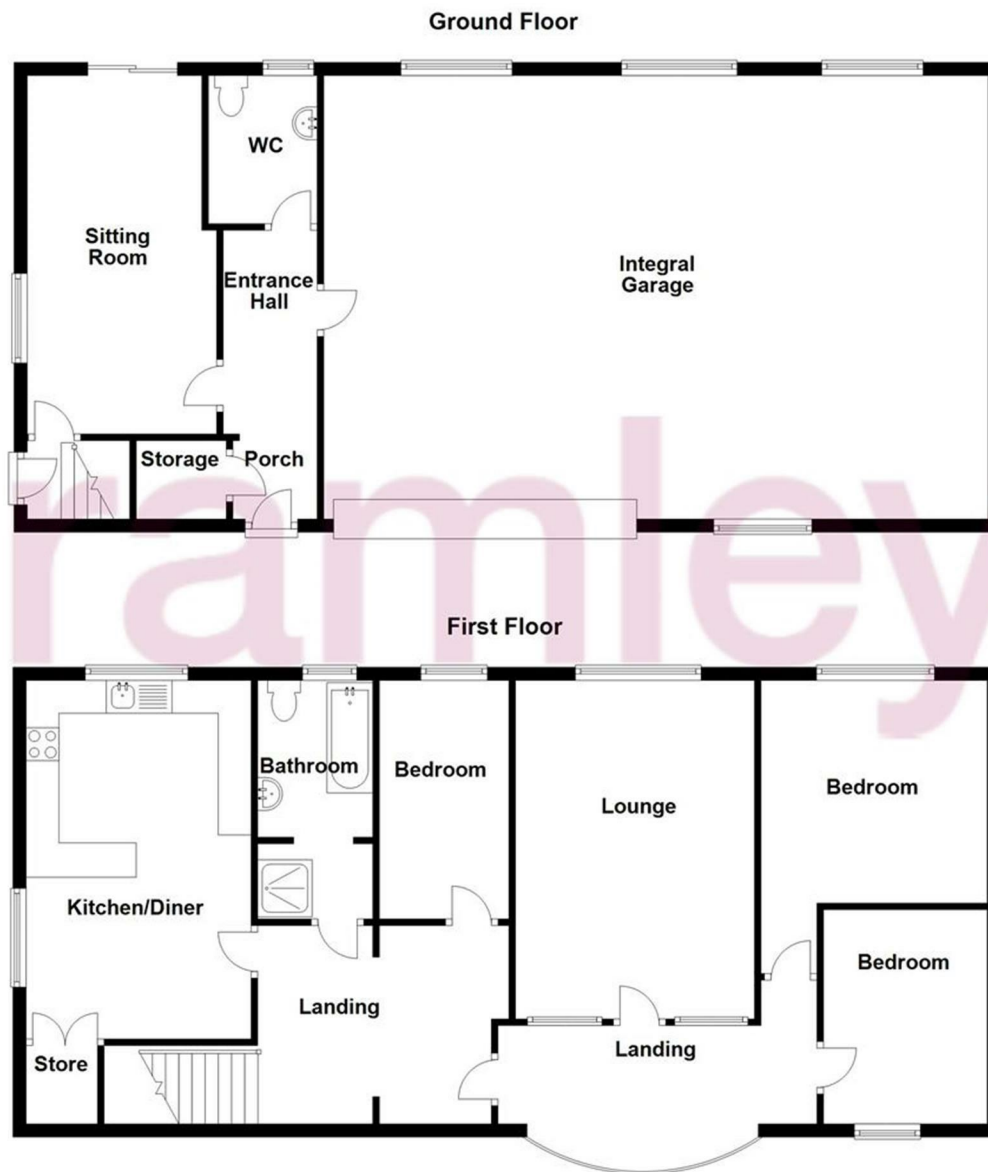
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

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