



87 New Hey Road, Rastrick, Brighouse, HD6 3QG

Offers Over £500,000

**bramleys**





POTENTIAL DEVELOPMENT. A unique opportunity has arisen to purchase this superb 3 bedroom, stone built detached property. Set into extensive grounds extending to approximately 0.57 acre. The plot offers further potential for a small new build development, with the existing property having previously had outline planning consent for four detached houses within the grounds (Calderdale Planning App: 87/54/02/412) a copy of the plan is held by the Agents. Further to this, an architect has produced a separate scheme for four, three storey, three bedroom, semi-detached properties (subject to obtaining planning).

The existing dwelling is a 3 bedroom, stone built detached property with adjoining double garage. Set into generous grounds, the property could be refurbished and extended to create one substantial dwelling with extensive gardens, or alternatively subject to planning, the grounds could be developed, retaining the existing dwelling.

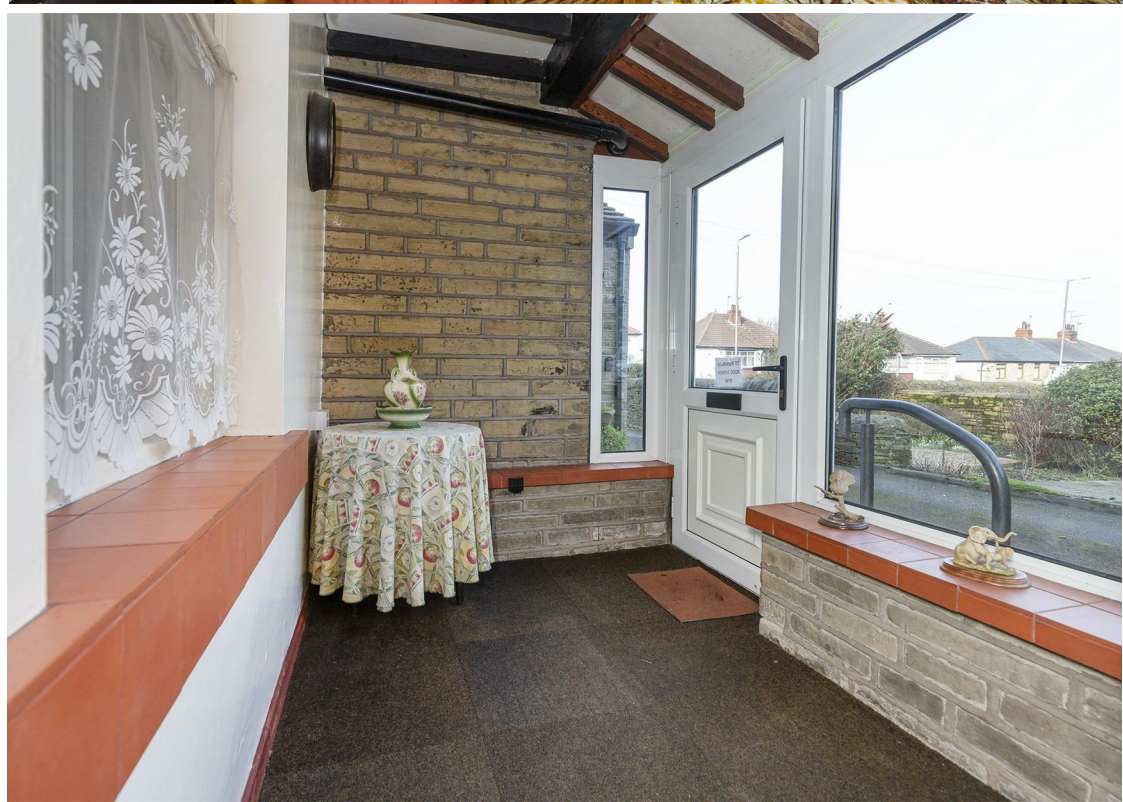
Externally there are superb gardens which provide a haven for wildlife, with mature trees, hedgerow, flowerbeds, shaped lawns, pathways and seating areas. There is also a section with former vegetable beds and a greenhouse, ideal for those looking to grow their own food.

The property does currently require some modernisation and refurbishment works, however currently provides gas fired central heating and uPVC double glazing. Only by a personal inspection can one truly see the potential of this outstanding development.

Energy Rating: E









## GROUND FLOOR:

### Lounge

14'8" x 10'9" (4.47m x 3.28m)

Having a coal effect electric fire which is set into a stone hearth. There is also a central heating radiator and twin uPVC double glazed windows, one to the front elevation and one to the side elevation.

### Entrance Hall

With a staircase rising to the first floor and access into:-

### Dining Room

11'5" x 14'9" (3.48m x 4.50m)

Having a uPVC double glazed window to the front elevation, coal effect gas fire which is set into a stone hearth and access to the cellar. Two steps from the dining room lead into the sitting room.

### Sitting Room

13'9" x 15'5" (4.19m x 4.70m)

Featuring a log effect electric fire which is set into a stone hearth and surround. There are 2 central heating radiators and 2 window points which overlook the rear elevation. An external door provides access to porch.

### Porch

2'11" x 3'8" (0.89m x 1.12m)

Accessed from the sitting room, the porch has a uPVC double glazed window to the rear elevation and an external door.

### Kitchen

8'11" x 10'2" (2.72m x 3.10m)

Having a range of wall, drawer and base units, laminate work surfaces, 1.5 bowl sink with side drainer and mixer tap, central heating radiator and uPVC double glazed windows to both the front elevation and rear elevations. There is also a 4 ring electric hob with extractor fan above and a double oven.

### Bedroom 3

8'11" x 16'5" max (2.72m x 5.00m max)

Having built-in wardrobes and skirting heating. There are also uPVC double glazed windows to the front elevation.

### Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and a step-in shower cubicle with shower screen. There is also a window to the rear elevation and a heated towel rail.

### Entrance Porch

Accessed via a uPVC double glazed door. The entrance porch is fitted with a window which provides light into the kitchen, further uPVC double glazed windows overlooking the front and a door which provides access to the utility.





### Utility

5'2" x 6'2" (1.57m x 1.88m)

Having a work surface with plumbing for a washing machine. There is also a uPVC double glazed window to the front elevation. A door gives access to the inner hallway.

### Inner Hallway

Having access to the bedroom, shower room and kitchen.

### Front Porch

4'4" x 8'2" (1.32m x 2.49m)

An external door gives access to the porch which is fitted with a central heating radiator and twin uPVC double glazed windows to the front elevation.

### LOWER GROUND FLOOR:

#### Cellar

14'9" max x 6'9" (4.50m max x 2.06m)

Providing additional storage space and housing the gas and electric meters.

### FIRST FLOOR:

#### Landing

With a uPVC double glazed window to the rear elevation.

#### Bedroom 1

14'10" x 12'3" max (4.52m x 3.73m max)

Having built-in wardrobes with hanging and shelving space, a central heating radiator and a uPVC double glazed window to the front elevation. There is also a hot water tank and cistern.

#### Bedroom 2

11'9" x 14'9" (3.58m x 4.50m)

Having a central heating radiator, uPVC double glazed window to the front elevation and access to a separate WC.

### Separate WC

Furnished with a 2 piece suite comprising of a low flush WC and a wash hand basin. There is tiling to the splashbacks and a uPVC double glazed window to the front elevation.

### OUTSIDE:

This generous plot sits in grounds extending to approximately 0.57 of an acre, providing ample off road parking for a number of vehicles, as well as a turning space. The gardens are a mixture of pebbled areas, mature trees and shrubbery, greenhouse, patio, covered seating areas, shaped lawns, veg beds, crazy paved pathways, trellis/ pergola walkway and flowerbeds. This area currently provides an ideal haven for wildlife and entertainment during the warmer months. However, does offer the potential to provide development, in the creation of two pairs of semi-detached dwellings (subject to planning permission). The Agents hold architect drawings for the site, however please note that planning permission has not been applied for and are therefore just to be used as a guide for the potential of the site.

### Double Garage

17'5" x 18'1" (5.31m x 5.51m)

With a WC, sink, water heater and housing the gas boiler. There is also additional storage in the roof space.

### 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 Ainley Top, taking the exit towards Brighouse. Follow this road and after passing under the motorway bridge, the property will be found immediately on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

D

### 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.

### VIEWINGS:

Please call our office to book a viewing on 01484 530361.

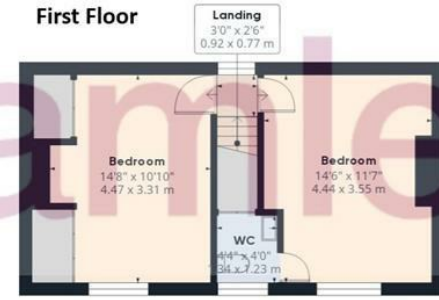




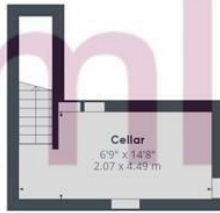








**Lower Ground Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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:

- 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.
- 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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield

