

bramleys

For Sale

**49 & 51 GEORGE STREET
RAVENSTHORPE
DEWSBURY
WF13 3LL**

RESIDENTIAL SALES

£470,000



- **ELECTRIC GATES & AMPLE OFF ROAD PARKING**
- **2 SIZEABLE PROPERTIES CONVERTED INTO 1 GRAND RESIDENCE & OPTION TO REVERT BACK INTO 2 DWELLINGS EASILY**
- **POTENTIAL TO CREATE FLAT/ANNEXE WITH PRIVATE ENTRANCE**
- **IDEAL FOR MULTI-GENERATIONAL LIVING**
- **BEAUTIFUL ORANGERY EXTENSION**



This superb and truly unique detached period home was formerly 2 grand residences built for local mill owners and now currently used as one dwelling, but could easily be converted back into 2 properties, with potential for an independent self contained flat. This hidden gem was built in the 1850's, steeped in history and tucked away at the end of this quiet side road, having parking for numerous vehicles. The current owners have occupied the property for 40 years and have sympathetically renovated it throughout yet still retaining many original features including ceiling roses, coving, wrought iron staircase and window shutters. The layout comprises: 2 entrance hallways, cellars, open plan kitchen, dining room and sun room, W.C, study, lounge and sitting room, 6 bedrooms, en-suite bathroom to the master, shower room, W.C and dining kitchen with a spiral staircase to its own entrance. This room can be converted back into a 7th bedroom. An internal viewing is a must to appreciate how versatile this accommodation is.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property via a a timber and glazed exterior door into the welcoming entrance hallway.

Entrance Hallway

The entrance hall has archways leading to the dining room and lounge with decorative Amtico flooring, a central heating radiator, doorways accessing the cellar and kitchen and a feature staircase leading to the first floor.

Orangery

4.01m x 3.53m (13'2" x 11'7")

A recent addition to the property, this superb light room has double glazing to 2 sides with bespoke wooden shutters and has underfloor heating. uPVC double glazed bi-fold doors lead to the dining room.



Dining Room

5.08m x 4.65m (16'8" x 15'3")

The main focal point of this room is the decorative marble fireplace with living flame gas fire. There is feature ceiling coving, picture rail, a central heating radiator and Karndene flooring. The dining room is open to the kitchen.



Breakfast Kitchen

5.84m x 4.29m (19'2" x 14'1")

Fitted with a range of matching base and wall units with granite worktops and upstands inset into which is a ceramic double trough sink with mixer tap. There is a Range cooker, space for an American fridge/freezer and a breakfast bar island offers ample storage and seating for a number of people. There is a ceramic tiled floor, a radiator and decorative ceiling coving. uPVC bi-fold doors give access to the rear balcony area and a further door accesses a large store room/ study.



Store Room/Study

5.41m x 2.26m (17'9" x 7'5")

This room has a variety of uses and has previously been a bedroom over the years. There is a double power shower and a central heating radiator along

with fitted sliding robes to one wall.

Lounge

4.98m x 4.47m (16'4" x 14'8")

This lovely sitting room has a marble fireplace with a living flame gas fire and has hand crafted cupboards, shelving and display cases to one wall. There is decorative ceiling coving, ample natural light from a large double glazed window and a central heating radiator. Access is gained to the former second entrance hall.



Entrance Hallway

There is a timber and glazed exterior door, a central heating radiator, doors accessing the W.C, occasional bedroom and cellar. Another beautiful staircase leads to the first floor.

W.C

Being fully tiled and fitted with a low flush wc and a wash hand basin.

Occasional Room/Bedroom

4.95m x 2.26m (16'3" x 7'5")

Having previously been used as a bedroom but offering a variety of different uses. This room has a plumbed double power shower, fitted robes, double glazed window and a central heating radiator.

Sitting Room

5.00m x 4.57m (16'5" x 15'0")

A well proportioned living room with a solid marble fire place and gas fire. Features include, decorative ceiling coving, original window shutters and picture rail. There is a central heating radiator.



Cellars

Cellar 1 has plumbing for an automatic washing machine and is a useful storage area. Cellar 2 has 3 rooms, some original features and houses the central heating boiler. There is easy access to the outside from here and both cellars have power, light and plumbing. These spaces would make an ideal workshop or subject to necessary consents these rooms could be converted to provide even more accommodation.

FIRST FLOOR:

Landings

Both landings give access to the bedroom accommodation.

Bedroom 1

4.90m x 4.70m (16'1" x 15'5")

This superb master bedroom has a range of individually designed fitted robes and a feature fire place with gas fire. There are windows to both the front and side elevations and access to the en-suite bathroom.



En-Suite Bathroom

An individually designed bathroom fitted with a 4 piece suite comprising bath with shower attachment, shower cubicle, low flush wc and vanity unit. Having decorative display shelving, radiator and a double

glazed window to the side.



Bedroom 2

4.88m x 3.96m (16'0" x 13'0")

A second bedroom of generous proportions with ample fitted robes, central heating radiator and window to the front elevation.



Bedroom 3/Lounge

5.84m x 4.80m (19'2" x 15'9")

This room could form part of an annexe and has a fold away double bed in what is currently used as a lounge area. There are uPVC double glazed doors out onto the balcony and access can be gained to the wc, first floor kitchen and loft.



Bedroom 4

5.41m x 2.26m (17'9" x 7'5")

Having fitted bespoke robes, a radiator and double glazed window to the front elevation.



Bedroom 5

3.23m x 1.75m (10'7" x 5'9")

Currently used as an occasional bedroom with a feature archway entrance, double glazed window to the rear and a radiator.

Loft

Having a retractable ladder, Velux window and boarded allowing for excellent storage.

W.C

Fitted with a 2 piece suite which includes a low flush wc and sink.

Bedroom 6

2.82m x 2.26m (9'3" x 7'5")

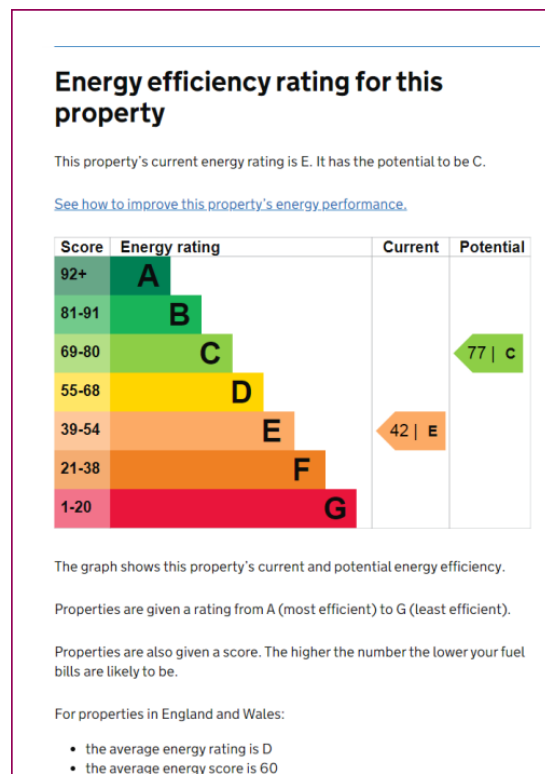
This former bedroom/office could easily be reinstated as it is currently used as a seating area and is open to the landing. There is a radiator and window to the front elevation.

Dining Kitchen

7.95m x 2.44m (26'1" x 8'0")

Fitted with a range of matching base and wall units and having an electric hob with integrated oven beneath and circular extractor fan over, integrated fridge and microwave. This light room has access to a spiral staircase which leads to its own entrance. If a kitchen is not desired then this space could create a further bedroom or walk in dressing room to the master suite.





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- 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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