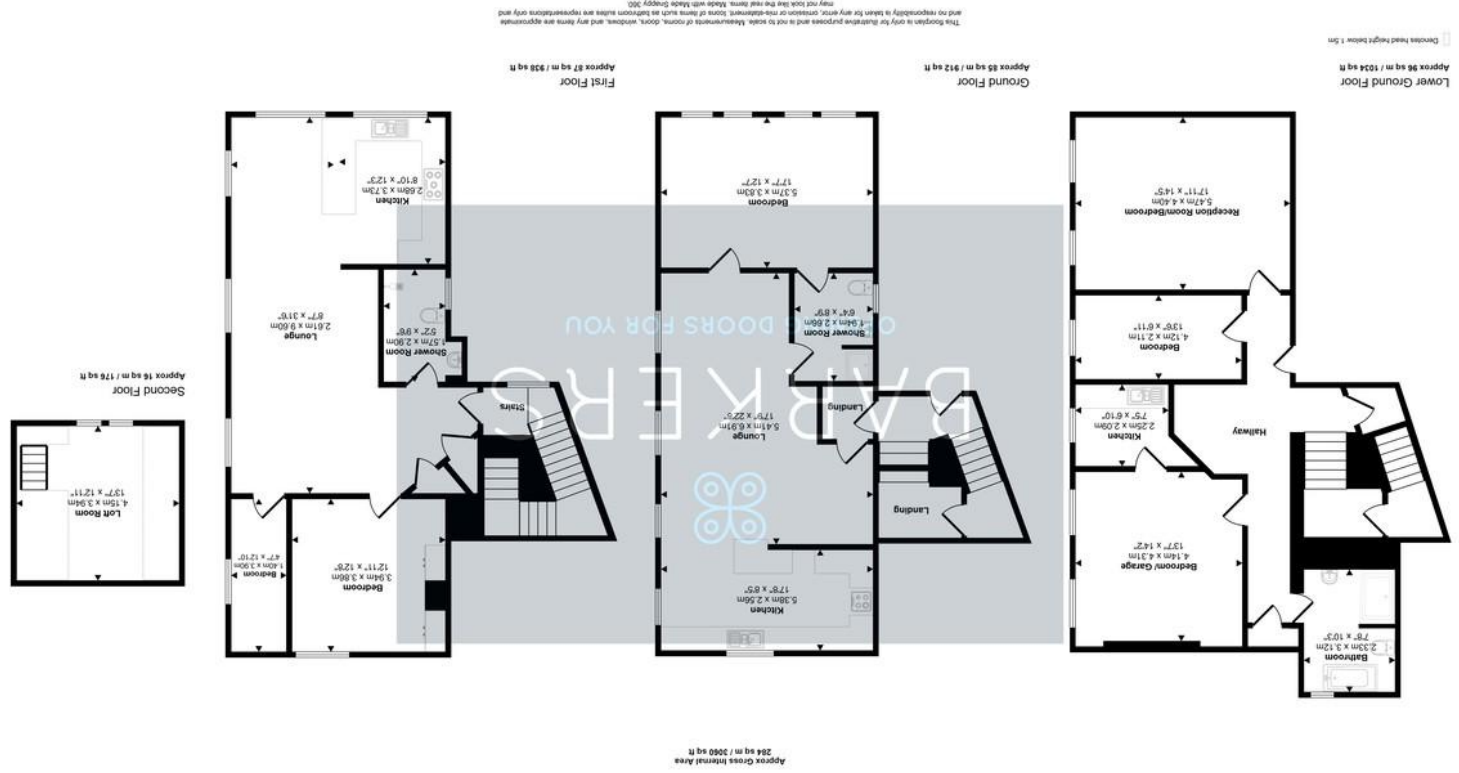


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- FOR SALE BY MODERN METHOD OF AUCTION T'S & C'S APPLY
- THREE BATHROOMS
- SUBSTANTIAL MAISONETTE - APPROX 3000 SQ FT
- POTENTIAL BUSINESS USE
- COMPRISES OF THREE SPACIOUS APARTMENTS
- PRIVATE PARKING
- FANTASTIC INVESTMENT OPPORTUNITY
- PROMINENT LOCATION, FORMER CO - OP



Full Description

FOR SALE BY MODERN METHOD OF AUCTION T'S & C'S APPLY

A rare opportunity has arisen to purchase this substantial maisonette which comprises of three spacious apartments with a combined floor area of approximately 3000 sq ft. This property occupies a prominent position and was formerly the local Co-Op building. The lower ground floor was previously utilised to operate a business and would make ideal office space for those looking to work from home (subject to the necessary consents). Ideally situated in the sought after village of Gomersal within easy reach of local bus routes, shops, amenities and just minutes from junctions 26 and 27 of the M62 motorway network. The property benefits from gas central heating, under floor heating to the lower ground floor and uPVC double glazing. The ground floor apartment briefly comprises: Entrance porch, spacious lounge, kitchen area, double bedroom and a Jack and Jill en-suite shower room. The lower ground floor briefly comprises: Entrance hall, reception room/bedroom, two further double bedrooms, kitchen and bathroom. The top floor comprises: Lounge, kitchen area, two bedrooms, loft room and wet room.

ENTRANCE VESTIBULE

An external door leads into the entrance vestibule which has a staircase leading to the lower ground floor apartment, top floor apartment and a door leads to the ground floor apartment.

GROUND FLOOR APARTMENT

This substantial apartment has the benefit of high ceilings and plentiful windows making it light and airy.

ENTRANCE HALL

A door leads into the entrance hall which has a door leading into the lounge.

LOUNGE

22' 8" x 17' 9" (6.91m x 5.41m)

This substantial room has the benefit of multiple windows and a high ceiling making it feel light and airy. There is oak flooring, access to the kitchen area and doors leading to a double bedroom and shower room. There was previously a spiral staircase giving access to the lower ground floor from this room and this could easily be re-instated.

KITCHEN AREA

17' 8" x 8' 5" (5.38m x 2.57m)

Fitted with an excellent range of wall and base units with complementary work surfaces, breakfast bar, splash back tiling and an inset stainless steel sink with a mixer tap. Gas oven with a chimney style extractor over and plumbing for a washing machine and dishwasher.

DOUBLE BEDROOM

Spacious double room with oak flooring, two windows give plentiful natural light and a door leads to the Jack and Jill en-suite shower room.

JACK & JILL SHOWER ROOM

8' 9" x 6' 4" (2.67m x 1.93m)

Accessed via the lounge and the bedroom, this modern shower room is fitted with a three piece white suite which comprises of a shower enclosure, W.C and wash basin inset into a vanity unit. Chrome heated towel rail, inset spotlights to the ceiling, tiled flooring and part tiled walls.

LOWER GROUND FLOOR

This spacious apartment has an abundance of character features and underfloor heating.

ENTRANCE

An external door gives access to the lower ground floor apartment which has oak covered stairs leading down to the inner hallway.

INNER HALL

Tiled flooring with under floor heating, three useful built-in storage cupboards and doors lead to the reception room/bedroom, two further double bedrooms and bathroom.

RECEPTION ROOM/BEDROOM

14' 2" x 13' 7" (4.32m x 4.14m)

Featuring exposed brick walls, beams to the ceiling, under floor heating and a door leads into the kitchen. This room was previously the garage for the property and could easily be converted back.

KITCHEN

7' 5" x 6' 10" (2.26m x 2.08m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink with a mixer tap. Exposed brick walls, under floor heating and vinyl flooring.

BEDROOM

17' 11" x 14' 5" (5.46m x 4.39m)

Spacious double room with exposed brick walls, under floor heating and beams to the ceiling.

BEDROOM

13' 6" x 6' 11" (4.11m x 2.11m)

Double room with exposed brick walls, under floor heating and beams to the ceiling.



BATHROOM

10' 3" x 7' 8" (3.12m x 2.34m)

Fitted with a four piece white suite which comprises of a bath, double shower cubicle, wash basin and W.C. Chrome heated towel radiator, part tiled walls, tiled flooring with under floor heating, beams to the ceiling and an extractor fan.

TOP FLOOR

LOUNGE

This spacious room features beams to the ceiling, five windows giving an abundance of natural light and a feature glass brick wall. Access to the kitchen area.

KITCHEN AREA

12' 3" x 8' 10" (3.73m x 2.69m)

Fitted with a range of wall and base units with complementary work surfaces, breakfast bar and an inset stainless steel sink with a mixer tap. Electric oven and a gas hob with a chimney style extractor over, space for a fridge/freezer and plumbing for a dishwasher or washing machine.

BEDROOM

12' 11" x 12' 8" (3.94m x 3.86m)

Double room with built in wardrobes providing plentiful storage.

BEDROOM

12' 10" x 4' 7" (3.91m x 1.4m)

Single room. Access to the loft room via a drop down ladder.

LOFT ROOM

13' 7" x 12' 11" (4.14m x 3.94m)

This room is carpeted with beams to the ceiling.

WET ROOM

9' 6" x 5' 2" (2.9m x 1.57m)

Fitted with a three piece suite which comprises of a walk-in wet area, W.C. and wash basin inset into a vanity unit. Tiled walls and flooring, heated chrome towel radiator and inset spotlights to the ceiling.

ADDITIONAL INFORMATION

Tenure - Freehold
Council tax band - A

AUCTIONEER COMMENTS

