



**Old Bay Hall, Miln Road, Huddersfield HD1 5EH**

**welcome to**

**Old Bay Hall Miln Road, Huddersfield**

Grade 2 Listed property of historical significance. Reputedly the oldest house in Huddersfield being meticulously renovated to show beautiful original features. Having two bedrooms, one on the ground floor with shower room. Driveway parking and simply stunning private rear gardens.



### **Entrance**

Entrance with central heating radiator leading to living area.

### **Kitchen/Living Room**

14' 2" x 22' 2" ( 4.32m x 6.76m )

Open plan with log burner plus central heating radiators and large bay window overlooking rear garden. Stone flooring throughout and exposed beamed ceiling. Fitted with a range of base and wall units. Space for electric cooker, under counter fridge and freezer plus space for washing machine.

### **Bedroom Two**

10' 11" x 10' 6" ( 3.33m x 3.20m )

Spacious double bedroom with bespoke fitted wardrobe and cupboard, carpeted flooring, central heating radiator, loft hatch and window to the front.

### **Shower Room**

6' 7" x 5' 9" ( 2.01m x 1.75m )

With corner shower cubicle, low flush WC and concealed sink unit with vanity cupboard. Vinyl flooring and part tiled walls, heated towel warmer/radiator and window to the front.

### **Lounge**

16' 3" x 13' 8" ( 4.95m x 4.17m )

Superbly spacious reception room has carpeted flooring and is warmed by a coal effect gas fire with stone fireplace plus a central heating radiator. The room has stone mullion windows, original beamed ceiling and some of the original timber framed construction. Stairs lead from here to the first floor bedroom with under stairs storage.

### **First Floor**

#### **Bedroom One**

14' x 15' 5" ( 4.27m x 4.70m )

Superbly spacious double bedroom with full width storage, carpeted flooring and warmed by a central heating radiator. With exposed beamed ceiling, timber framing and window overlooking the rear garden.

#### **Garden Porch**

Barn door leading to entrance porch with tiled floor with wood door opening to the living area.

### **External**

Magical and serene private garden at rear being a sun trap with high hedges and variety of plants offering a dreamy amount of colour. With stone flag patio and arched seating area with a locked gate to the rear lane. Front garden with driveway parking and shed.



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## Old Bay Hall Miln Road, Huddersfield

- Grade 2 Listed House Of Historical Significance (500+ Years Old)
- Ground Floor Bedroom And Bathroom
- Driveway Parking
- Serene Private Garden With Variety And Colour

Tenure: Freehold EPC Rating: Exempt

offers in the region of

**£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116801 - 0004

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