



Kubinski Chartered Accountants, Eldon House

201 Penistone Road, Kirkburton, Huddersfield, HD8 0PE

Offers in Region of **£480,000**

OFFICE
18'0" x 13'3" max
5.49m x 4.03m max

KITCHEN
11'3" x 4'4"
3.43m x 1.31m

OFFICE
18'2" max x 11'9"
5.54m max x 3.57m

ENTRANCE HALL
18'0" max x 8'4"
5.49m max x 2.55m

OFFICE
15'4" max x 12'7"
4.67m max x 3.83m

OFFICE
20'4" into bay x 12'7"
6.19m into bay x 3.83m

DOWN

UP

OFFICE
18'5" x 11'5"
5.61m x 3.49m

OFFICE
18'3" x 18'2" max
5.56m x 5.54m max

OFFICE
20'4" into bay x 12'8"
6.19m into bay x 3.86m

LADIES WC

MENS WC

CPD

DOWN

UP

UP

UP

Floor plan of the second floor. The plan shows three rectangular stores and a staircase. The stores are labeled with their dimensions in feet and inches, and their dimensions in meters. The staircase is located on the right side of the plan, with an arrow pointing upwards and the word 'UP'.

Store	Dimensions (ft x in)	Dimensions (m x m)
Store 1 (Top Left)	10'0" x 8'0"	3.06m x 2.44m
Store 2 (Top Right)	10'7" x 5'7"	3.23m x 1.71m
Store 3 (Bottom Center)	18'2" x 17'7"	5.53m x 5.35m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Kirkburton, Huddersfield, HD8 0PE

SUPERB, DETACHED, HIGH-QUALITY OFFICE PREMISES, SUITABLE FOR A VARIETY OF USES, SUBJECT TO NECESSARY CONSENTS. HAVING BEEN USED AS A HEAD OFFICE FOR MANY YEARS, THE PREMISES ARE WELL PRESENTED AND PROVIDE APPROXIMATELY 2560 SQ FT OF ACCOMMODATION.

Divided amongst four individual offices to the ground floor, three large office spaces to the first floor including a board room and open-plan office, together with toilets, cellar storage and kitchen. With good-sized driveway, the property is superbly located between Penistone Road and North Road, and is situated opposite the Foxglove public house which has provided casual spill-over parking if required.

Tenure Freehold. CEPC Rating C.





GROUND FLOOR

ENTRANCE

18' 0" x 8' 4" (5.49m x 2.54m)

Enter into the property through a broad stone porch with lovely stone steps. The entrance hallway is of a good size and opens through to a reception office.

RECEPTION OFFICE

20' 4" x 12' 8" (6.20m x 3.86m)

The reception office is generously proportioned and features a bay window giving an outlook to the car park side. It is well appointed, featuring ceiling tube light points and air conditioning.

CLERKS OFFICE

15' 4" x 12' 7" (4.67m x 3.84m)

The clerks office features high level shelving, obscure glazed windows to the rear, and a connecting door through to an inner lobby.





INNER LOBBY

The inner lobby has doors providing access to the clerks office, the kitchen, and a further office, and features a staircase rising to the first floor.

REAR OFFICE

18' 0" x 13' 3" (5.49m x 4.04m)

The rear office is generously proportioned and features windows to the front, air conditioning, an external door, and a doorway giving access down to the cellars.

KITCHEN

11' 3" x 4' 4" (3.43m x 1.32m)

The kitchen features unit to the high and low levels, working surfaces, a stainless steel sink unit, and a window to the front.

PRINCIPAL'S OFFICE

18' 2" x 11' 9" (5.54m x 3.58m)

With beautiful arched doors, this delightful room features windows to the front, a picture light, and spotlighting to the ceiling.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the inner lobby, you reach the spacious first floor landing. There are twin stone mullioned windows, storage cupboards, and access is provided to the various offices and WC facilities.

BOARDROOM OFFICE

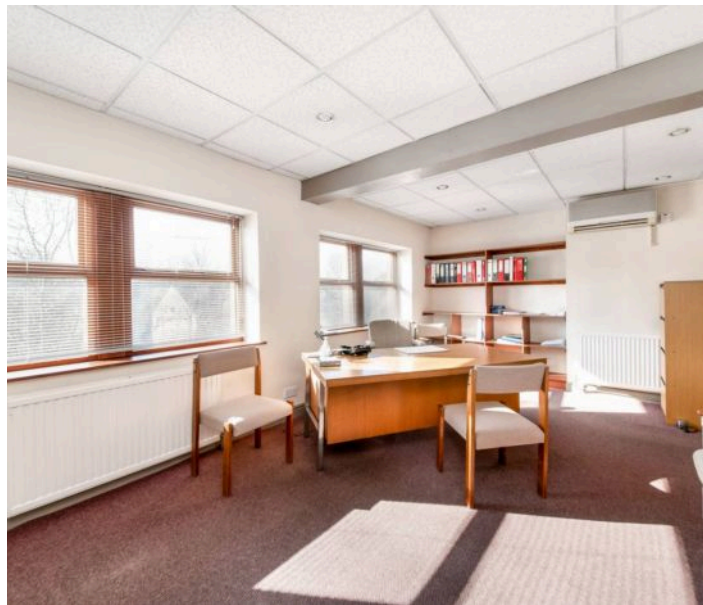
18' 5" x 11' 5" (5.61m x 3.48m)

This office space features two sets of windows giving a pleasant outlook to the front, high-quality ceiling with inset spotlighting, and an air conditioning unit. Twin doors lead into the open-plan office area.

LARGE OFFICE

18' 3" x 18' 2" (5.56m x 5.54m)

This spacious room features four windows once again enjoying a view to the front. There is a window seat, a high-quality ceiling with inset spotlighting, air conditioning, and built-in shelving.





FURTHER OFFICE

20' 4" x 12' 8" (6.20m x 3.86m)

A broad opening leads through from the large office into this further office area. This space features a bay window overlooking the car parking side, a further window, and a fire door.

WC FACILITIES

The first floor is also home for dedicated male and female toilet facilities.

CELLAR

The property has three large cellars which provide a large amount of storage space and offer a good head height.



EXTERNAL

The property occupies a superb location on the busy main Penistone Road frontage and to the rear on North Road which leads to Kirkburton centre. There is attractive stone wall boundaries and a gate to the car park/driveway which provides parking for approximately 6 vehicles. Adjoining the car park is an additional space, currently used as garden with mature shrubbery. The property has an additional garden/sitting out space to the other side, which is principally down to the lawn with attractive stone wall boundaries and giving access round to the rear of the property where there is a further yard area with access into the property. The property is beautifully stone-built and has been well-maintained. The premises have been used as an office for many decades, being the headquarters for an accountancy firm for the past 30 years, a travel agents prior to that, and a cloth manufacturer/merchant prior to that.

DRIVEWAY

6 Parking Spaces





ADDITIONAL INFORMATION

It should be noted the property has gas fired central heating, double glazing, and an alarm system. Carpets, curtains and certain other extras may be available via separate negotiation.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ 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.

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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