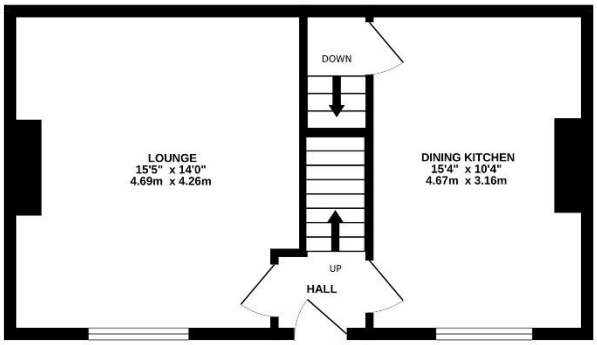
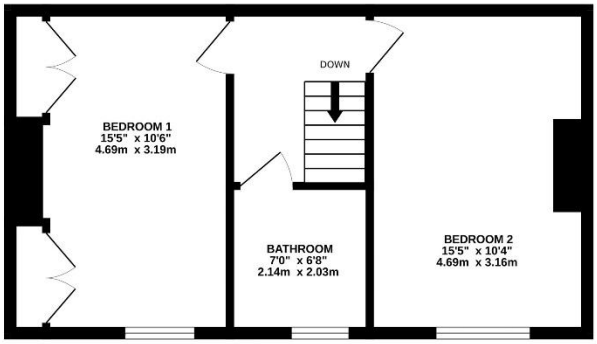
Simon Blyth
ESTATE AGENTS

VARLEY ROAD, SLAITHWAITE, HD7 4NB

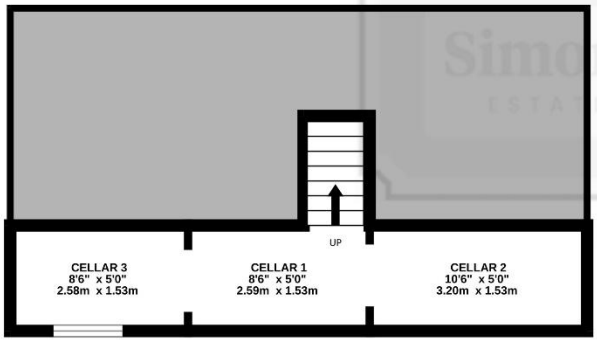
GROUND FLOOR



1ST FLOOR



BASEMENT



VARLEY ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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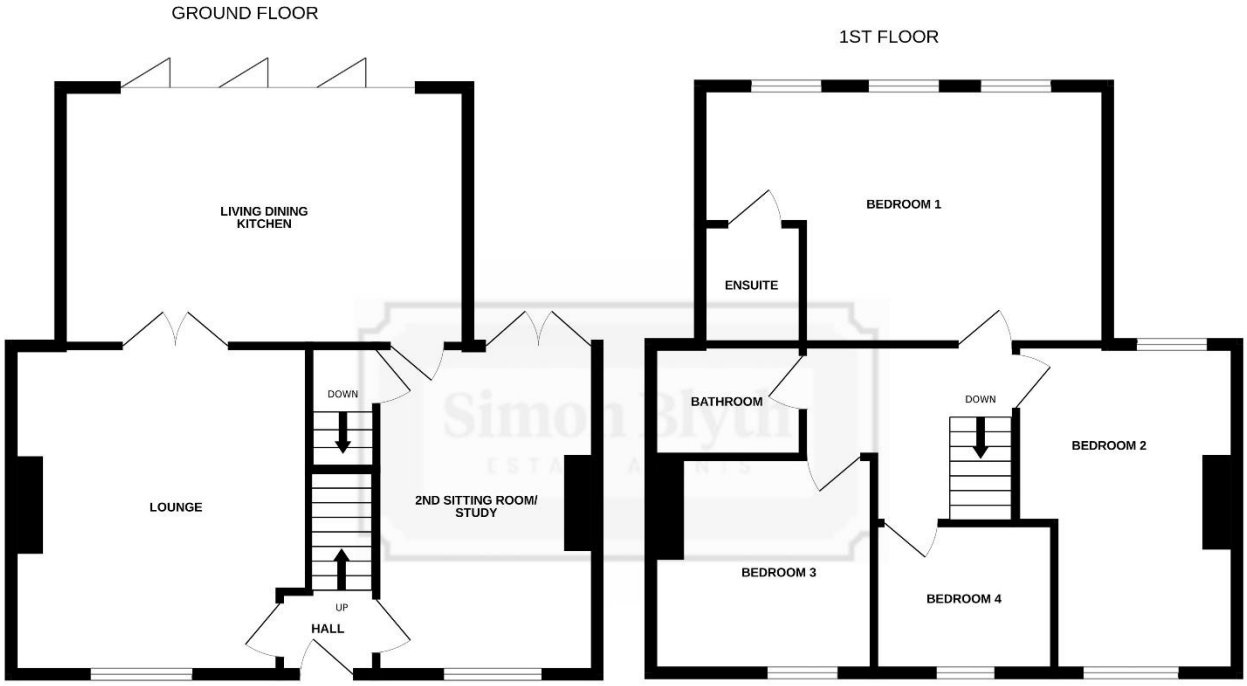
PROPOSED FLOORPLAN



VARLEY ROAD - POTENTIAL

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PROPERTY DESCRIPTION

TO BE SOLD BY THE MODERN METHOD OF AUCTION - STARTING BID PRICE £120,000 PLUS RESERVATION FEE - T&C'S APPLY.

A beautiful period home needing some rejuvenation and with an enormous amount of potential to extend out to the rear, whether this be single storey or double storey. With land reaching down to the lane at the rear, parking is also available. Being detached, the home is double fronted and has two large double bedrooms and a bathroom to the first floor. Large dining kitchen and lounge to the ground floor with entrance lobby and staircase that leads down to the basement cellars. There is a pleasant garden area to the front. The home has a delightful large garden to the rear and shows evidence of a former extension being in place, now demolished. A huge amount of scope exists in this lovely location. It should be noticed the property has gas fired central heating and double glazing.

EPC: D Council Tax Band: C Tenure: Freehold

Guide Price £120,000

ENTRANCE LOBBY

A uPVC and obscure glazed door with glazed over light gives access to the good-sized entrance lobby. This has decoration to the dado height, centrally located ceiling light point and picture rail. There is a period-style, four panelled, timber door leading through to the lounge.

LOUNGE

Measurements – 15'5" x 14'0"

This large and delightful room has a pleasant outlook to the front and has a broad chimney breast with period-style fireplace fitted with a gas fire. The room is decorated to a high standard, has coving to the ceiling, attractive flooring and it should be noted that the rear wall would, if windows were in place, have a lovely view out over the property's rear gardens with views beyond.

DINING KITCHEN

Measurements – 15'4" x 10'4"

As the photograph suggests, a good-sized room with a pleasant outlook to the front. Once again, this has the provision for having a window, or indeed, an extension out into the garden, subject of course to the necessary consents. The room has a broad chimney breast, units at both the high and low level, a large amount of working surface, including a breakfast bar, there is plumbing for an automatic washing machine, a stainless steel sink unit with mixer tap above, integrated stainless steel and glass fronted oven, hob and extractor fan over, glazed display cabinets and coving to the ceiling. There is an understairs lobby area with a door which gives access to a stone staircase leading down to the three cellars.

CELLAR ONE
Measurements – 8'6" x 5'0"
Centrally located with stone flagged floor and stone slab table.

CELLAR TWO
Measurements – 10'6" x 5'0"
With a continuation of the stone flagged floor and wall-mounted Ideal gas-fired central heating boiler. There is an additional storage area off, not shown on the floorplan.

CELLAR THREE
Measurements – 8'6" x 5'0"
With a window to a window light to the front and a continuation of the stone-flagged flooring and additional stone slab table.

FIRST FLOOR LANDING
From the entrance hall, a staircase with handrail and period-style décor gives access to the first-floor landing. The first-floor landing has spindle balustrading and high ceiling height with loft access point.

BEDROOM ONE
Measurements – 15'5" x 10'6"
A large double bedroom with a pleasant outlook to the front. Yet again, this has scope for windows out to the rear. The room has a centrally located chimney breast and inbuilt wardrobes and storage cupboards to either side.

BEDROOM TWO

Measurements – 15'5" x 10'4"

Once again, a large double bedroom with a pleasant window to the front, period-style fireplace, high ceiling height, coving to the ceiling and yet again, provision could be made for a window giving a lovely outlook to the rear.

HOUSE BATHROOM

The property's bathroom is fitted with a three-piece suite in white which comprises a low-level WC, pedestal wash handbasin and good-sized bath with mixer tap over and additional shower and glazed screen. There is tiling to the half and full ceiling height around the bath/shower area, obscure, glazed window and shelved cupboard.

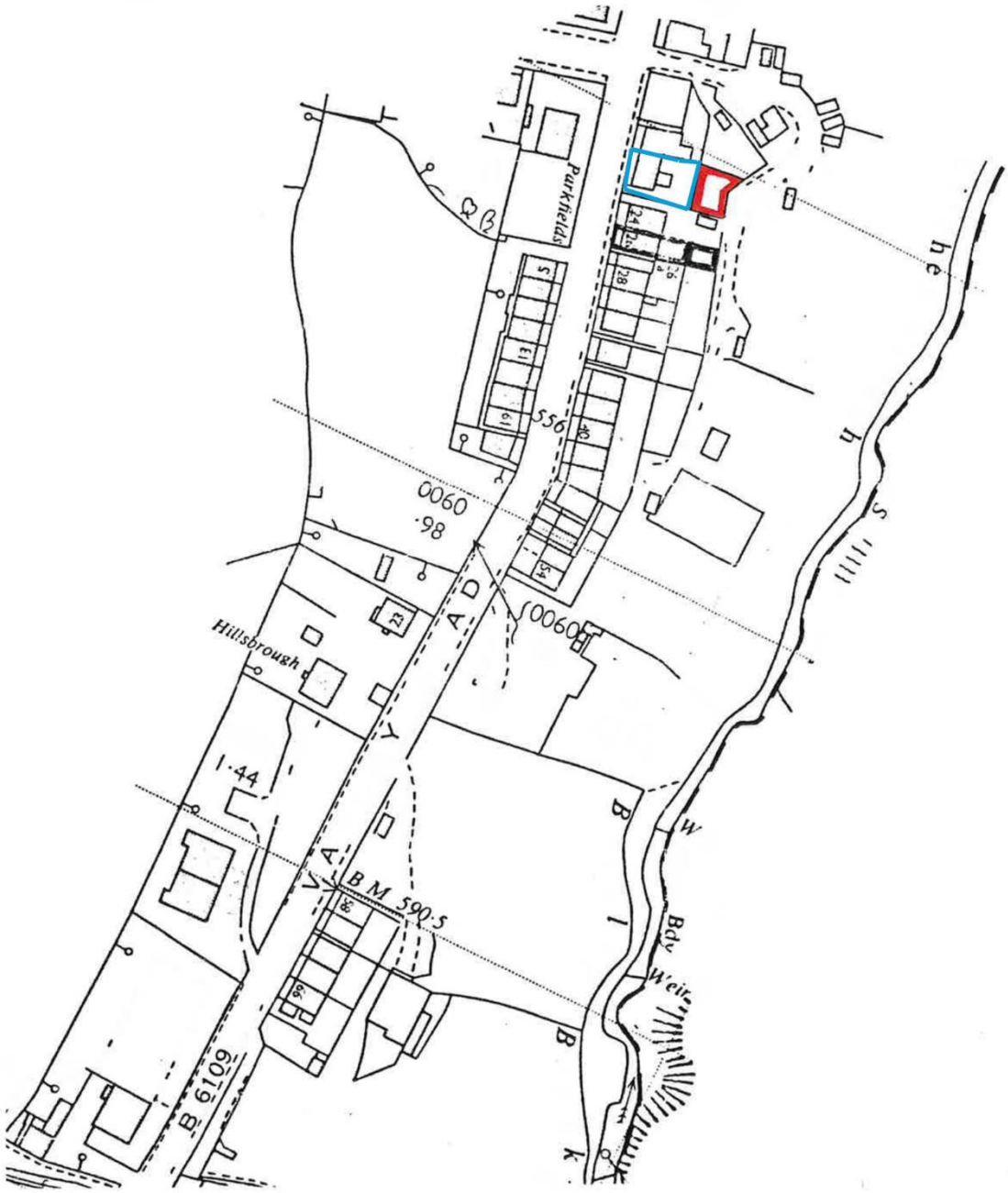
FRONT EXTERNAL

Outside, the property has a lovely, enclosed front garden area behind period stone walling including stone gate posts. A pathway to the side gives access around to the rear garden area. This good-sized garden area has attractive stone walling, and one can take full advantage of the rear elevation which has had, according to blocked up stonework, an opening through to an extension that at one time was attached to the rear of the property (now demolished). There is ample space and scope, and particularly good height, for a substantial extension, either single or two storeys, to be added.

ADDITIONAL INFORMATION

It should be noted that the property is detached but is virtually touching the neighbouring property. Extra land shown in red on the plan is under a separate title but sold with the property. This land adjoins the property's garden and the access lane to the rear. This access lane which is shared with neighbouring properties could easily provide off-road parking if required. Neighbouring properties have made a similar alteration.

The property has gas-fired central heating and double glazing.



ADDITIONAL INFORMATION

EPC rating – D
Property tenure – Freehold
Local authority – Kirklees
Council tax band – C

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property nave 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 TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

Simon Blyth
ESTATE AGENTS

MAIN CONTACTS

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