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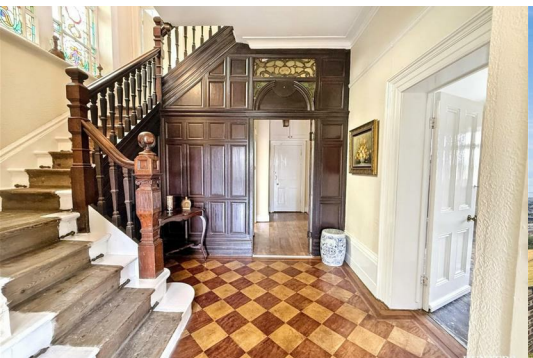
# Kirkgate

## Hanging Heaton, Batley, WF17 6DJ

## Offers In The Region Of £450,000

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Quarry House is a prominent historical residential property located in Kirkgate in Hanging Heaton, Batley, directly opposite St Paul's Church. Built in the mid-18th century by a prominent local family, its history is deeply tied to Batley's rise as a textile manufacturing powerhouse A substantial five bedroom period stone detached property which stands within extensive gardens to the front and side.Conveniently located for easy access into Batley centre and local amenities, but positioned adjacent to open countryside. The property is approached from Kirkgate via wrought iron gates which lead to a sweeping drive that takes you to the rear of the property where you will find an abundance of parking space and turning point. The property briefly comprises of; grand entrance hall with two family room, breakfast kitchen, dining room, garden room five first floor bedrooms,family bathroom. The accommodation which boasts many original features needs to be viewed internally to be fully appreciated and would make an ideal forever family home or ideal renovation project for property developers looking to transform and upgrade and add value to this formidable family home.







ENTRANCE
Through exterior hardwood door with feature stained glass above and imposing entrance to the main residence

GRAND HALLWAY
Entrance through a feature wooden door with side window panels with stained feature rich floral period patterns, leading into a stunning victorian hallway including classic checkerboard wooden floor that extends through to most of the ground floor, high ceilings with decorative cornicing and old style wall mounted radiator. Providing access to all ground floor rooms and lower level basement.

FAMILY ROOM 16'4" x 16'3" (4.98m x 4.97m )
Feature wood fire surround with fireplace. Original coving to ceiling and picture rails with two windows providing ample natural light to the room

MORNING ROOM 16'0" x 15'10" (4.88m x 4.83m )
With original stone fire place, original coving to ceiling with feature ceiling design and window to the front and side allowing ample natural light.

DINING ROOM 15'6" x 17'8" (4.73m x 5.40m)
A large family dining room but can be used as an addtional family room with exposed wooden flooring and feature wooden fireplace with inset coal gas fire with tiled surround and heart, window to side elevation with fitted wall lights.

WASH ROOM
A feature was room with pedestal wash hand basin and stained picture window.

DINING KITCHEN 20'8" x 12'4" (6.30m x 3.77m)
With a range of base and wall units incorporating single drainer sink unit. Range master, range style double oven with gas hob, being part tiled and space for under counter fride and freezer. Having a feature wood burning stove and two large windows and door leading to garden room.

GARDEN ROOM 8'1" x 9'10" (2.48m x 3.00m )
A good sized room ideal for quiet contemplation and views over the rear garden and courtyard, double patio wooden doors opening onto the rear of the property, archway leading to Archway leading to utility room and downstairs WC and further rear study room/dressing

STUDY 10'10" x 11'11" (3.32m x 3.64m)
Another room which can be used for a variety of reasons whether its an office space for those working from home or maybe another room for quiet contemplation. Having a feature fire place with electric fire and window to rear elevation.

UTILITY ROOM 5'10" x 7'4" (1.79m x 2.25m)
An ideal place for bulky household items like washing machine and dryer and fridge freezer,

DOWNSTAIRS WC
Low level WC with window to the rear.

BASEMENT 15'0" x 16'2" (4.58m x 4.93m)
Stairs to lower level basement providing ideal storage space.

STAIRS TO FIRST FLOOR
Mahogany spindled balustrad With feature stained picture window, classic checkerboard wooden floor that extends through to most of the floor, high ceilings with decorative cornicing and old style wall mounted radiator and doors leading to all bedrooms and further WC

BEDROOM ONE 16'3" x 15'3" (4.97m x 4.66)
Feature fire surround with wall mounted gas fire. Hand wash basin and original coving to ceiling and picture rails with two windows providing ample natural light to the room

BEDROOM TWO 16'2" x 16'4" (4.95m x 4.99m)
Feature fire surround, hand wash basin and original coving to ceiling and picture rails with two windows providing ample natural light to the room

BEDROOM 3 10'2" x 9'11" (3.11m x 3.04m)
Feature fire surround with window ample space for wardrobe and dressing table

BEDROOM 4 7'2" x 10'10" (2.19m x 3.31m )
Coving to ceiling and picture rails with windows

BEDROOM 5 15'6" x 7'3" (4.73m x 2.22m)
Small bedroom but can be easily used an office for those who work from home, fitted window.

FAMILY BATHROOM
Fitted with a panel bath with overhead wall mounted shower and being part tiled, pedestal wash hand basin and chrome towel rail and window to rear elevation.

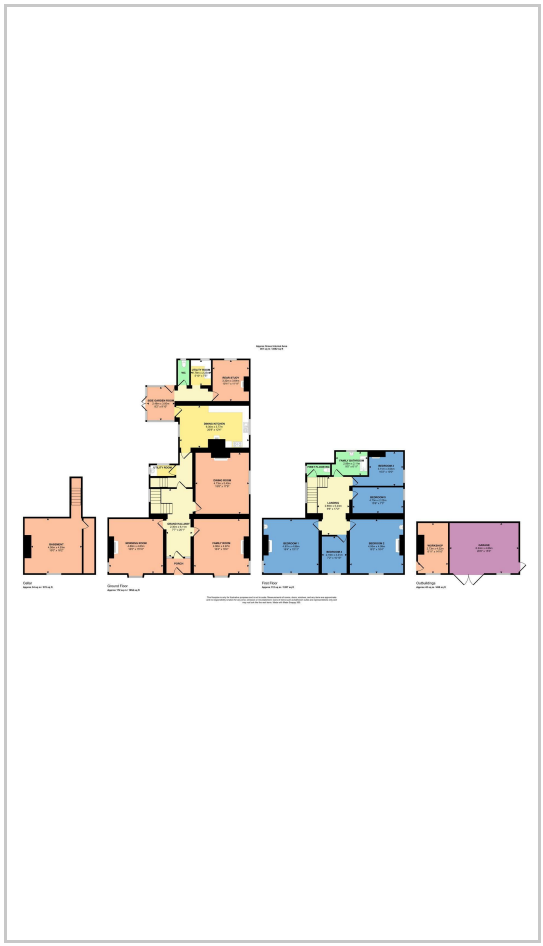
OUTSIDE
The property is approached from Kirkgate via wrought iron gates which lead to a sweeping drive that takes you to the rear of the property where you will find an abundance of parking space and turning point. The property stands within superb, extensive grounds, laid mainly to lawn to the front with a good selection of mature plants to the front and side providing ample privacy to the family home. The rear garden opens into a generous side garden and courtyard area to the rear including the garage and workshop, all surrounded by established trees that create both privacy and beauty.

GARAGE/WORKSHOP 20'5" x 15'3" (6.24m x 4.66m )
Accessed through two wooden doors and provides secure off street parking. Door to the side provides access to the Workshop area

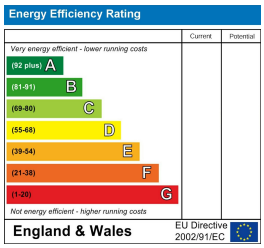
## Area Map

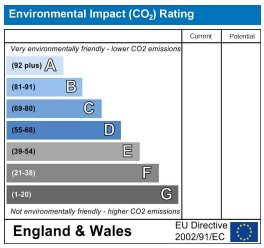



## Floor Plans



## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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