



The Barn and Land to the rear of 41 Quarmby Road, Quarmby, Huddersfield,  
£450,000

**bramleys**

Nestled at the rear of 41 Quarmby Road in Huddersfield, this remarkable barn conversion presents an exceptional development opportunity. Spanning 1,188 square feet, the property features two spacious reception rooms, three well-proportioned bedrooms, and a bathroom, making it a versatile space for both living and working.

The barn is partially converted, with renovation works already underway, including replastering throughout and the installation of a central heating system, complemented by sealed unit double glazed windows. This creates a comfortable environment that could serve as an ideal site office during the construction of new builds. Once the renovation is complete, it promises to transform into a splendid detached family home.

What truly sets this property apart is the outline planning permission granted for the erection of three detached dwellings (Application No: 2025/60/90294/W). This unique opportunity allows for the creation of a select cul-de-sac development of high-quality homes, appealing to both investors and families alike.

Situated in a popular and established residential area, the property benefits from excellent commuter links, ensuring easy access to local amenities and transport routes. The site boasts far-reaching views to the rear, enhancing its charm and potential.

With ample off road parking available for each property, this presents an ideal investment opportunity in a thriving community. Whether you are looking to create a bespoke family residence or develop a lucrative project, this barn conversion is a rare find that should not be missed.

## BARN ACCOMMODATION:

A timber and glazed external door gives access into:-

### Entrance Hall

### Lounge

17'9" max x 16'6" max (5.41m max x 5.03m max)

With a set of double glazed, French doors to the front elevation.

### Dining Room

16'8" x 9'5" (5.08m x 2.87m)

### Kitchen

11'5" x 8'0" (3.48m x 2.44m)

### Cloakroom/WC

## FIRST FLOOR:

### Landing

With a sealed unit double glazed window.

### Bedroom 1

17'9" x 9'7" (5.41m x 2.92m)

Having sealed unit double glazed windows to the front and side.

### Bedroom 2

13'3" x 8'9" (4.04m x 2.67m)

With a sealed unit double glazed window to the front.

### Bedroom 3

13'0" x 7'2" (3.96m x 2.18m)

With a sealed unit double glazed window to the front.

### Bathroom

10'0" max x 7'1" inc bulkhead (3.05m max x 2.16m inc bulkhead)

### OUTSIDE:

The area included within the sale is shown on the aerial view which is outlined in red.

## PLEASE NOTE:

Whilst the property has had a central heating system installed, it has not been tested by the vendor or the agent and therefore, we would recommend any prospective purchaser undertakes their own inspection.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Huddersfield via Trinity Street (A640) and proceed straight ahead at the roundabout into Westbourne Road. Continue up the road to the Bay Horse roundabout, taking the first exit onto Reinwood Road. Follow this road to the cross roads, turning left into Quarmbly Road. Proceed down the road and the driveway can be found at the side of No.41 Quarmbly Road.

## TENURE:

Freehold - Please note, the property and land forms part of a larger title. This will be split from No.41 on completion of a sale.



**COUNCIL TAX BAND:**

The barn is currently unregistered and is yet to be assessed by Kirklees Council. The new builds will also be assessed once built.

**MORTGAGES:**

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**ONLINE CONVEYANCING SERVICES:**

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

**VIEWINGS:**

Please call our office to book a viewing on 01484 530361.





Area outlined in blue is retained by 41  
 Quarmby Road - it is not included within the sale.  
 Access rights over the driveway outlined blue - only  
 Area outlined in red is included within the sale  
 (Land and Barn adjacent to 41 Quarmby Road)

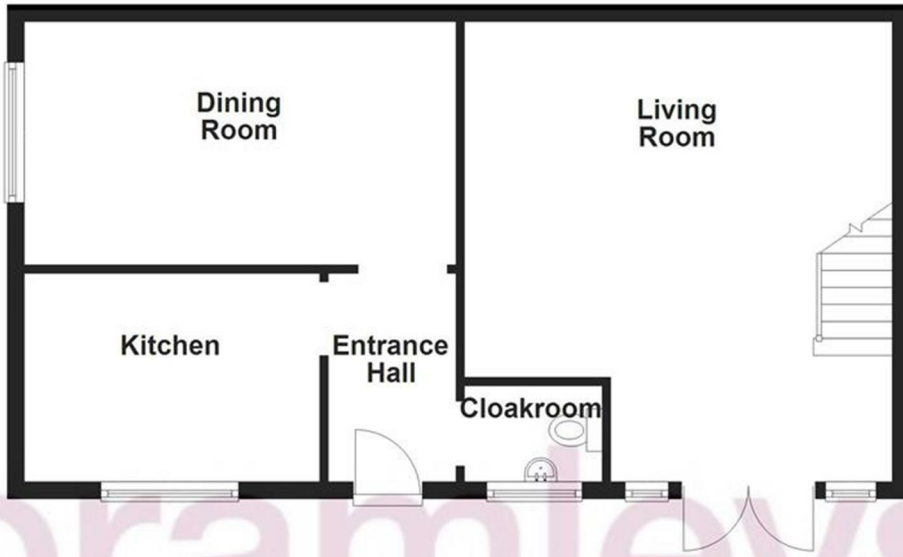
**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, 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:

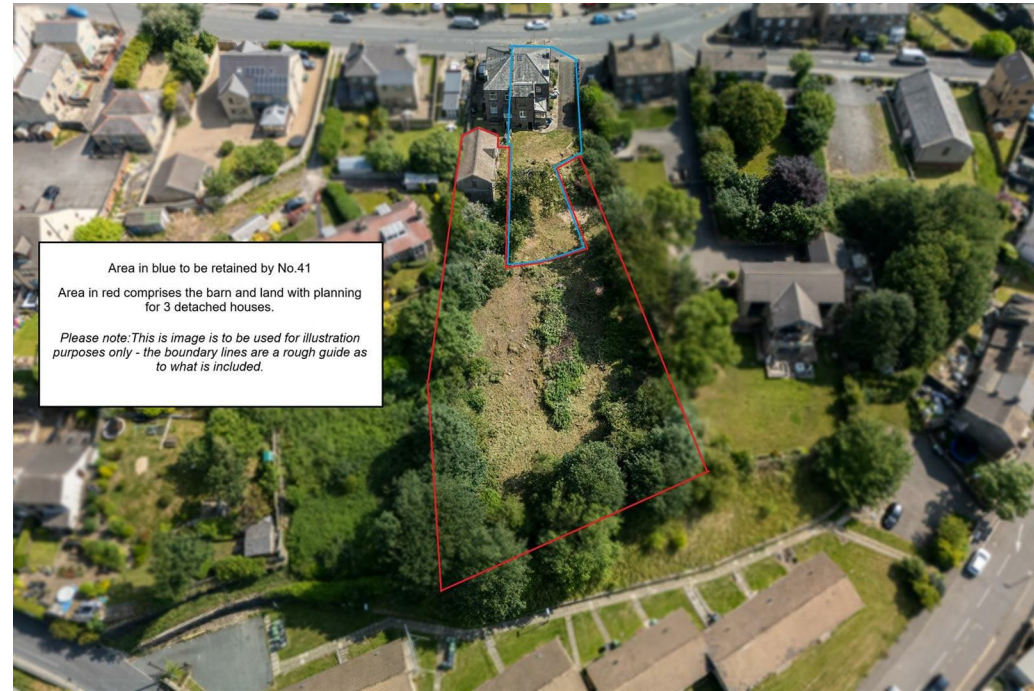
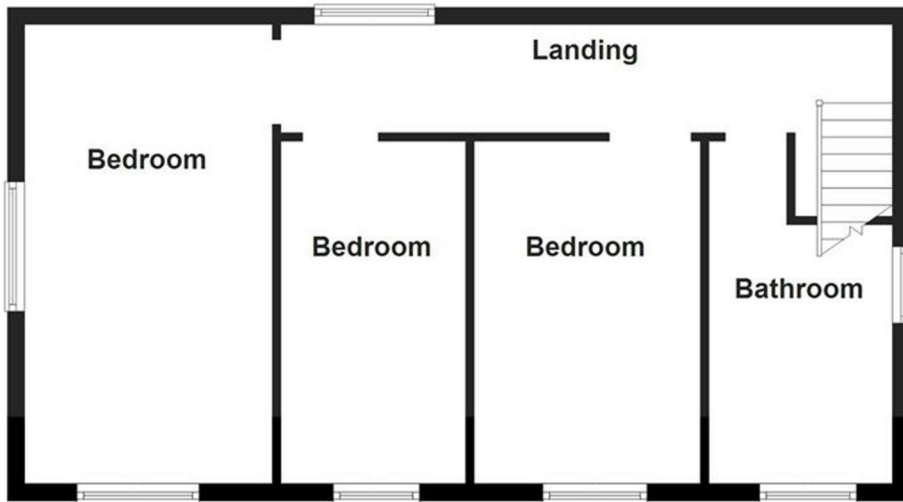
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu 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

### Ground Floor



### First Floor



Huddersfield | Halifax | Elland | Mirfield

