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For Sale by Private Treaty

The Old Well House
322 Wakefield Road Denby Dale,
Huddersfield, HD8 8SD



**Of interest to developers and private individuals alike,
this is a rare opportunity to buy a six bedroomed
period property, in need of some work/improvement.**

OFFERS AROUND £299,000

Property Particulars

Robertshaws Chartered Surveyors for themselves and the seller of this property for who they act, give notice that:

- 1) These particulars are prepared based on information provided by clients and from our own inspection. Measurements have been taken by electronic means and while we endeavour to be accurate, discrepancies can occur. Robertshaws Chartered Surveyors have endeavoured to confirm the accuracy of all information but cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective buyers must satisfy themselves as to their accuracy
- 2) Copies of various plans are attached to the particulars. These are photocopied and may not be to scale.
- 3) Robertshaws will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
- 4) Keys for the property will not be released until completion has taken place.
- 5) No employee of the Agents has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.
- 6) Photographs appearing in this brochure show only certain parts of the property at the time the photograph was taken. No assumptions should be made in respect of parts of the property which are not shown in the photographs
- 7) The reference to any equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective buyers should satisfy themselves as to the fitness of such items for the requirements.
- 8) Viewing is strictly by appointment with Robertshaws Chartered Surveyors.

A stone built, stone slate roofed semi-detached house on three floors. The house dates from around 1760 and is believed to be one of the oldest houses in Denby Dale. It was originally believed to be a textile mill and dyehouse.

Large gardens to the front and shared drive with, in part 324 Wakefield Road, and in its entirety the barn to the rear, this property is in need of some renovation.

Accommodation

Front Door to

Entrance Hall 1.36m x 6.79m (4'1" x 21'1") with stone flagged floors
Giving access to the stairs, living room, cellar and dining room.

Living Room 4.98m x 4.68m (16'1" x 15'11")
With modern stone fireplace, with timber shelf over, beamed ceiling and stripped pine window.

Dining Room 4.20m x 4.35m (13'1" x 14'0")
With original stone fireplace, with stone flag hearth, timber parquet floor, sliding sash window with shutters and original half glazed back door leading to:

Kitchen 2.44m x 7.57m (8'0" x 24'2") Gross being part of the single storey extension.
A split level kitchen, the first section having a range of pine base units with work surface over and a range of wall cupboards. Tiled splash-backs and tiled floor, space for dishwasher and cooker.

Second section having further range of cupboards and wall cupboards, washer point and free-standing gas central heating boiler. Sliding patio doors to patio area.

Study/Utility 2.92m x 3.23m (9'1" x 10'1")
With timber window seat.
Porch and access to Rear Door

Downstairs Bathroom 1.55m x 1.81m (5'0" x 5'2")
White suite comprising low level wc, wash hand basin and Mira Sport 8 shower.

From Main Hall

Cellar
Stone steps with window to rear elevation, leading to vaulted stone cellar with keeping stone and well.

First Floor

Stone stairs with timber balustrade and large arched window to half landing leading to main landing giving access to:

Bedroom 1 1.97m x 2.95m (6'1" x 9'1") Rear facing room.
Beamed ceiling, window seat.

Bathroom 2.33m x 4.19m (7'1" x 13'1")

With cream suite comprising bath, wc, pedestal wash hand basin and step up to separate shower cubicle with Miralec shower. Storage cupboards. Ladder style towel rail. Beamed ceiling. Two windows, one to rear, one to gable elevation.

From Main Landing

Bedroom 2 4.15m x 5.00m (13'1" x 16'0") gross

An 'L' shaped room with en-suite to one corner
With exposed beams and painted window frame.

En-Suite 1.55m x 1.81m (5'0" x 5'2")

Low level wc, pedestal wash hand basin and walk in shower in cream.

Bedroom 3 2.66m x 3.80m (8'1" x 12'0")

Beamed ceiling, stripped panelled window to front.

Stairs to 2nd Floor with balustrade

Window to rear on Landing, storage cupboard to top of stairs.

Shower Room 1.47m x 2.89m (4'2" x 9'1")

White suite comprising low level wc, wash hand basin, separate shower cubicle with Mira Sport Shower. Airing cupboard with shelves, white ladder style towel rail.

Bedroom 4 2.75m x 4.20m (9'0" x 13'1") } L shaped room
+ 1.17m x 1.66m (3'1" x 5'2") }

Rear bedroom with double window, loft hatch to roof void. Airing cupboard.

Bedroom 5 4.11m x 5.09m (13'1" x 16'1")

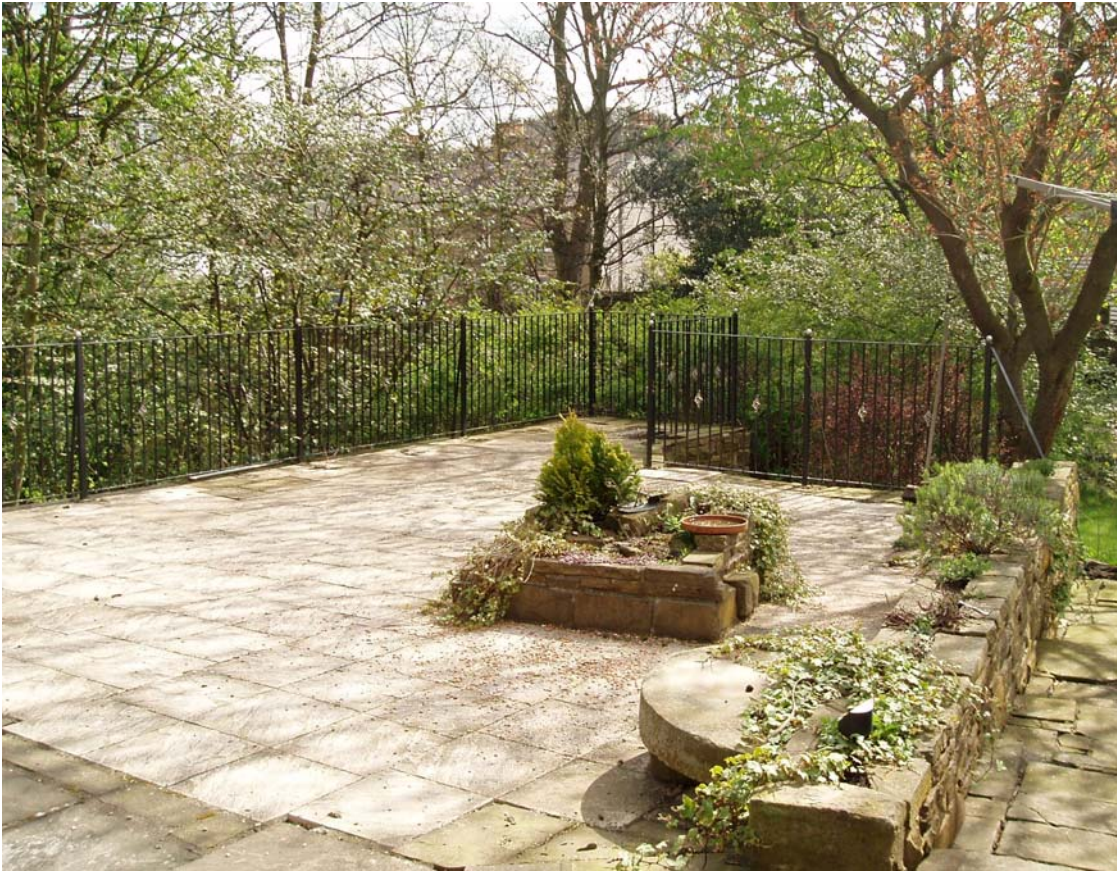
Front bedroom with exposed beam, painted window frames to front and gable.

Bedroom 6 2.53m x 3.86m (8'0" x 12'1")

Front bedroom with stripped exposed beam.

Most rooms have central heating radiators installed. The gas central heating boiler has recently been replaced.

Most windows are single glazed, some of the front windows are in poor condition



Patio Area



Rear of the Property

General Information

Location

The property is off the main Wakefield Road, to the eastern end of Denby Dale. Access is from Leak Hall Lane. A location map is attached.

Services

We are informed that all mains services are available on site. All interested parties should make their own enquiries of the various utilities.

Area to be Sold

The plan attached shows the division of the site into the two plots (The Old Well House being Lot 1). Lot 2, which is the Barn to the rear of the property, has already been sold.

Method of Sale

The property is to be sold by Private Treaty

Price

The Old Well House, 322 Wakefield Road - OFFERS AROUND £299,000

Viewing

Strictly by appointment with the agents on 0845 2578 214.

Council Tax

322 Wakefield Road is believed to be in Band D, but prospective purchasers should check this with Kirklees MBC.

Information Packs

HIPS pack etc will be available for inspection at the office and full copies of the planning information will be available at a cost of £20.00 plus VAT per pack. Alternatively, the information can be viewed at the office during normal working hours, 9.00am – 5.00pm Monday to Friday. Packs can be posted out on receipt of a cheque for £23.50 made payable to Robertshaws Chartered Surveyors.

TPO

A number of trees on both sites are the subject of TPO's and a full copy of the information is included in the legal pack.

Plan of 322 Wakefield Road & Garden Areas (Lot 1)

