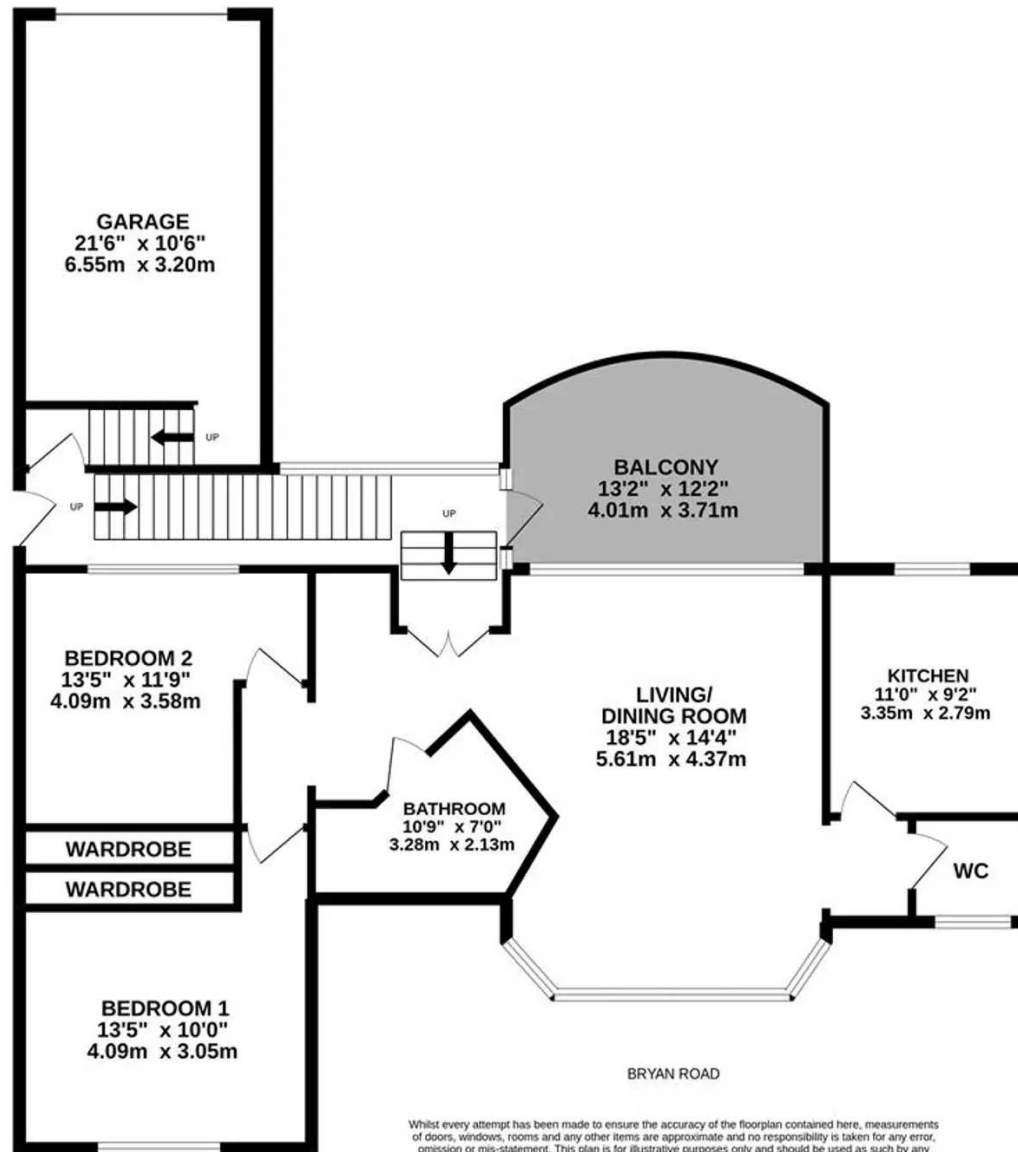




Stoneleigh House, Bryan Road, Stoneleigh House
Huddersfield

Guide Price **£165,000**



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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Stoneleigh House, Bryan Road

Stoneleigh House, Huddersfield

TO BE SOLD BY THE MODERN METHOD OF AUCTION
STARTING BID PRICE £165,000 PLUS RESERVATION
FEE T's & C's APPLY. Beautiful 2-bed first floor
apartment in a Grade II listed Victorian villa.
Features include vaulted ceilings, stone
mullioned windows, and balcony. Own entrance,
parking and garage.
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ENTRANCE HALL

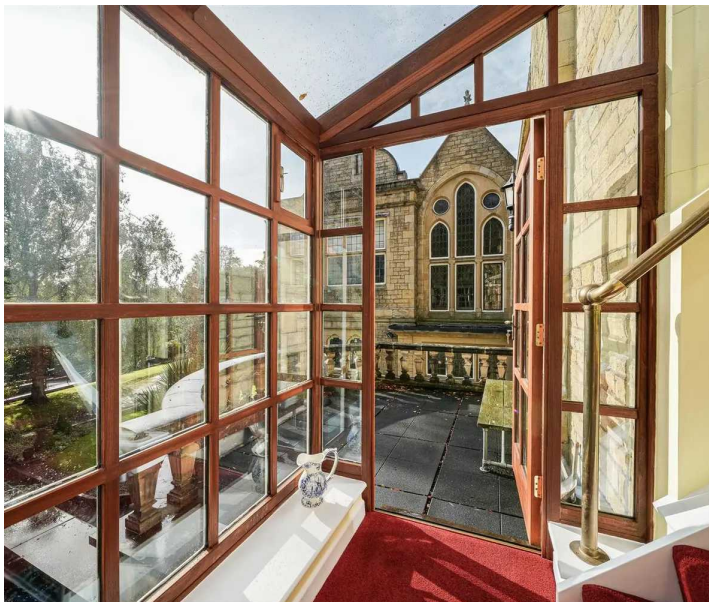
A hardwood panelled and stained-glass leaded door opens into an entrance lobby. It should be noted that this is non communal and is exclusively used by the apartment. The lobby has central heating radiator, courtesy door to one side giving access to the garage and with stairs rising to a hardwood sealed unit double glazed lobby to the first floor which has hard wood and sealed unit double glazed door opening on to the balcony and a short flight of steps giving direct access to the apartment.

BALCONY

Dimensions: 3.71m x 4.01m (12'2 x 13'2). With a pleasant aspect over the grounds to the front. From the short flight of steps there are twin timber and glazed doors which open into an open entrance area

OPEN ENTRANCE LOBBY

Dimensions: 3.66m x 2.64m (12'0 x 8'8). This has engineered oak flooring, wall mounted video phone entry and from here access can be gained to the following rooms:-



LIVING / DINING ROOM

Dimensions: 5.61m into bay x 4.37m (18'5" into bay x 14'4"). As the dimensions indicate this is a spacious and imposing reception room featuring a walk-in bay with 14 light stone mullioned leaded glazed windows which flood the room with natural light and enjoying a pleasant aspect. Another feature of the room is a splendid, vaulted ceiling with ornate plaster work and concealed lighting within the ornate coving. There is a central heating radiator and as the main focal point of the room there is a decorative fire surround with marble inset and marble hearth. To one side an archway leads to an inner lobby which has an inset LED downlighter, ceiling coving and engineered oak flooring. From here access can be gained to a W.C and kitchen.

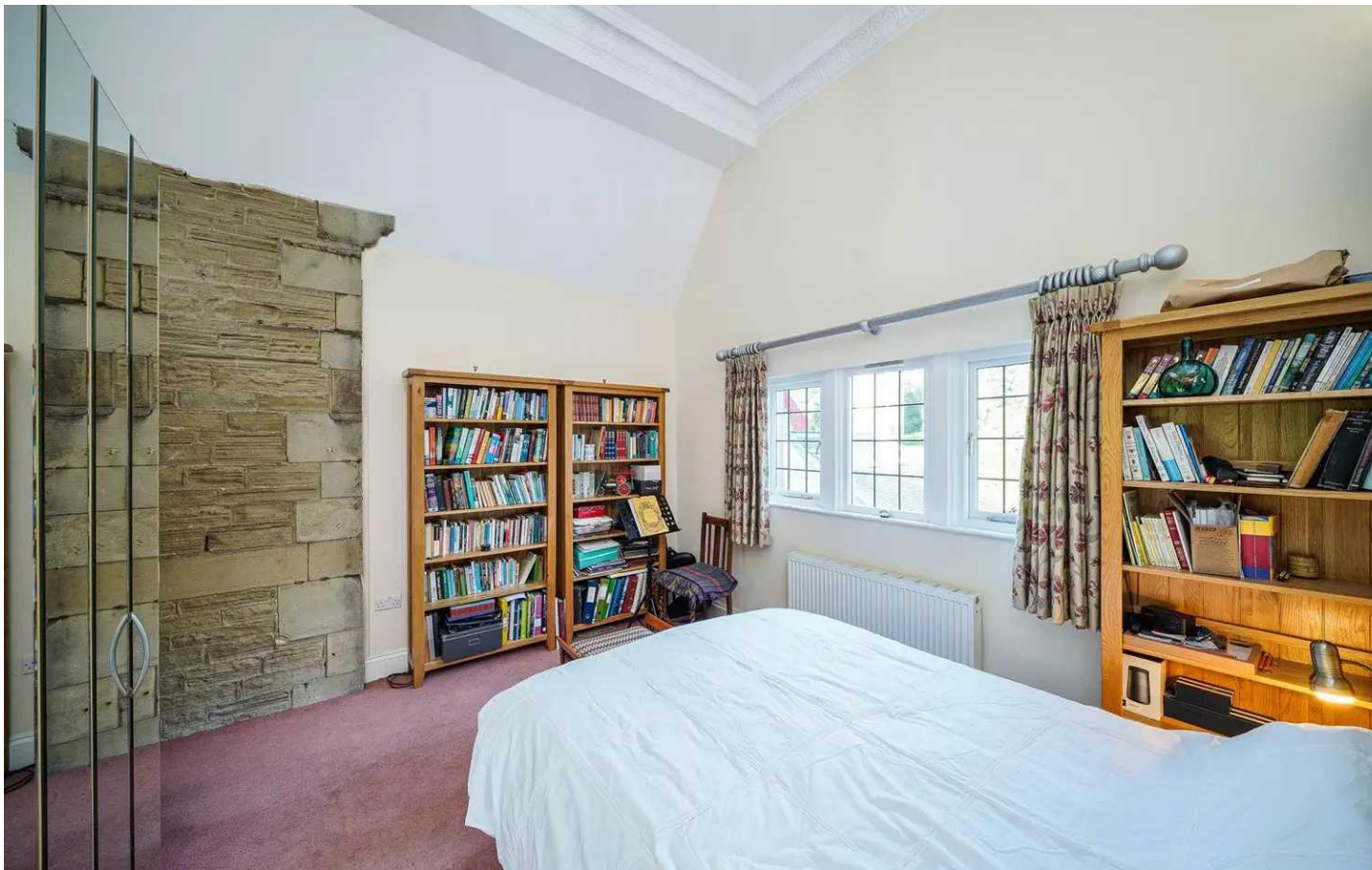
W.C

Dimensions: 1.57m x 1.37m (5'2" x 4'6"). With stone mullioned leaded glazed windows, inset LED downlighters, ceiling coving, engineered oak flooring, central heating radiator and fitted with a suite comprising: corner hand wash basin, and corner low flush w.c.

KITCHEN

Dimensions: 3.35m x 2.79m (11'0" x 9'2"). This has a stone mullioned four light leaded glazed window, once again there is a lovely vaulted ceiling with an ornate plaster detail, ceiling coving with concealed up lighting, engineered oak flooring, central heating radiator and fitted with a range of base and wall cupboards, drawers, these are complimented by contrasting overlying worktops with matching splashbacks, there is a glazed display cupboard with glass shelving, wine rack, one and a half bowl single drainer stainless steel sink with chrome mixer tap, SIEMENS four ring halogen hob with SIEMENS stainless steel extractor hood over, SIEMENS stainless steel electric fan assisted oven and microwave, integrated SIEMENS dishwasher and concealed lighting beneath the wall cupboards.





BEDROOM ONE

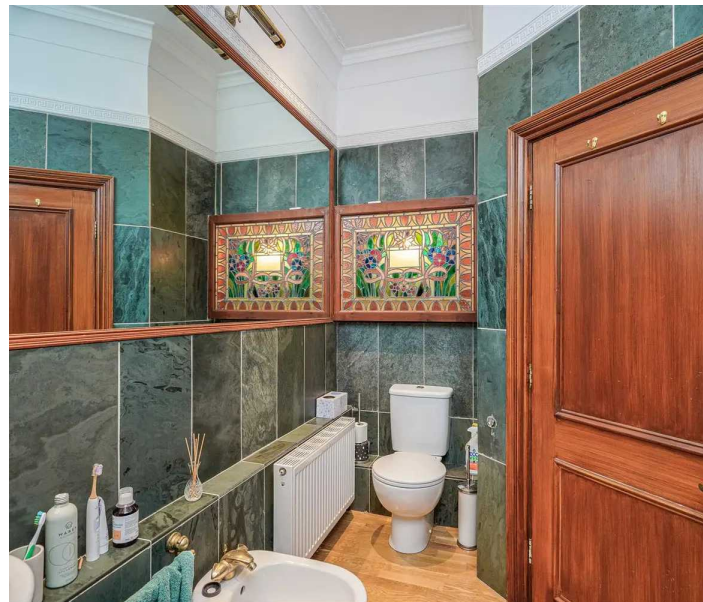
Dimensions: 4.09m x 3.05m measured to wardrobes (13'5 x 10'0 . A double room with timber and leaded glazed windows looking out to the rear, there is partly exposed stonework, pitched ceiling with ornate plasterwork and coving with concealed up lighting to the coving. There is a central heating radiator and a bank of fitted bevelled mirror fronted wardrobes with display shelving to one side.

BEDROOM TWO

Dimensions: 4.09m max x 3.58m measured to wardrobes (13'5 max. A double room with timber and leaded glazed windows looking out to the front, there is partly exposed stonework, pitched ceiling with ornate coving, high level storage cupboard, to one wall there are a bank of fitted bevelled mirror fronted wardrobes and drawers.

BATHROOM

Dimensions: 3.28m x 2.13m average (10'9 x 7'0 average). With inset LED downlighters, extractor fan, tiled walls to dado height incorporating a large, fitted mirror, shaver socket, engineered oak flooring central heating radiator and fitted with a suite comprising: bath with tiled side panel and mixer tap incorporating hand spray, corner pedestal wash basin with mixer tap, bidet and low flush w.c.





COMMUNAL GARDEN

The apartment enjoys use of stunning maintained communal grounds which are screened by mature trees and shrubs, there are lawned areas, planted trees, flowers and shrubs, gazebo with light and power and a large pond with water feature.

DRIVEWAY

2 Parking Spaces

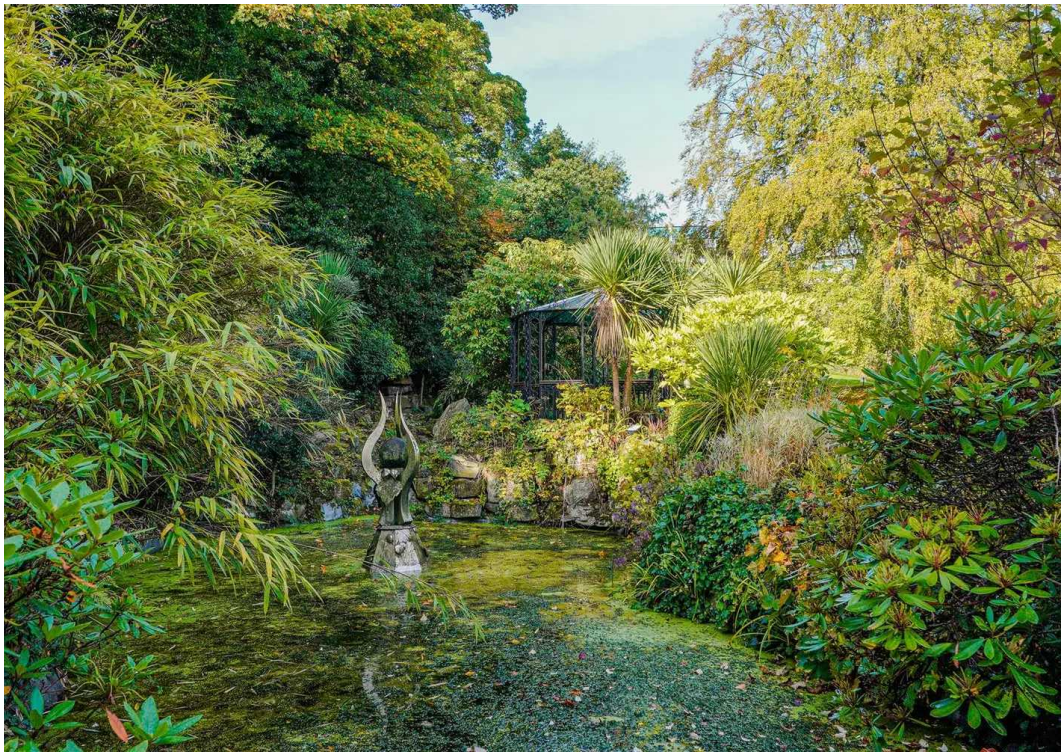
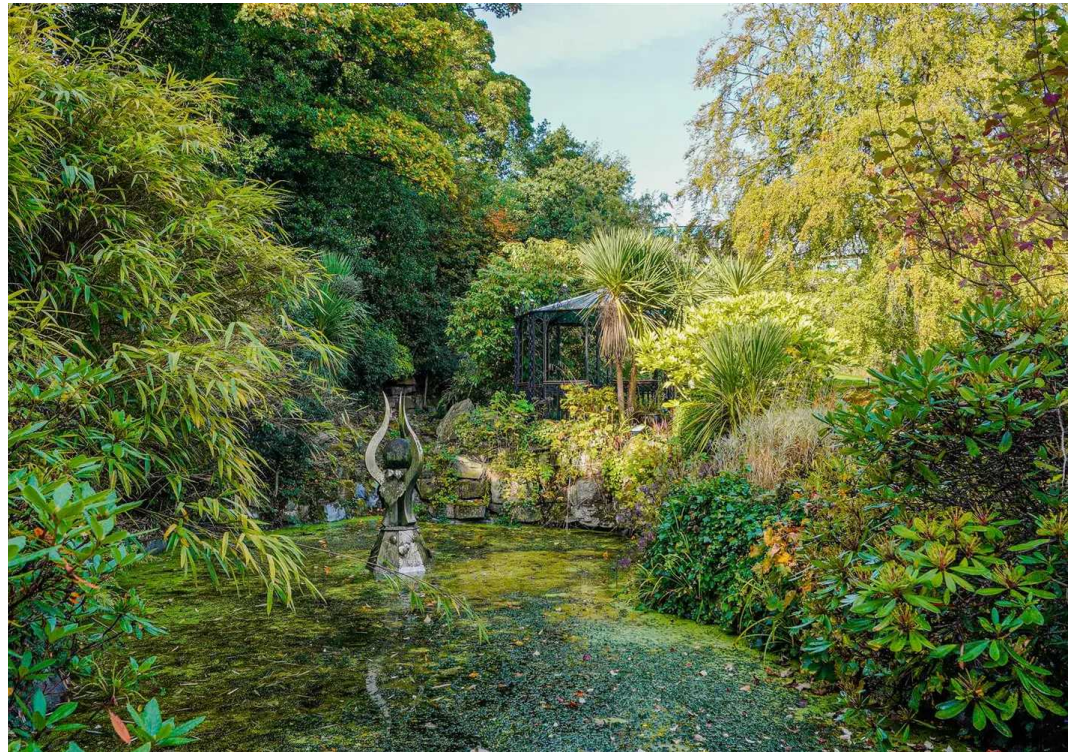
There is a block paved driveway which provides off road parking for two cars and in turn leads to a large single garage.

GARAGE

Single Garage

Dimensions: 6.55m x 3.20m (21'6 x 10'6). With an electric up and over door, above the door is an arched timber and glazed window, there is power, light, wall mounted IDEAL gas fired central heating boiler, plumbing for automatic washing machine, at the far end of the garage there is a useful storage cupboard and stairs rising to a courtesy door giving access to the apartment.





ADDITIONAL DETAILS

TENNURE

The property is Leasehold for the remainder of 999years from 01/01/2002 with an annual ground rent of £100

SERVICE CHARGE

For 2022 is approx. £3000 per annum

LISTED

The property is Grade II listed, heritage ID: 339622

DIRECTIONS

Proceed out of Huddersfield along Halifax Road until reaching the traffic lights by The Cavalry Arms public house. At the lights turn right on to Birkby Road and continue down the hill where Bryan Road will be found on the right hand side and the entrance to Stoneleigh House is the first drive on the right hand side.

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

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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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

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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.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

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