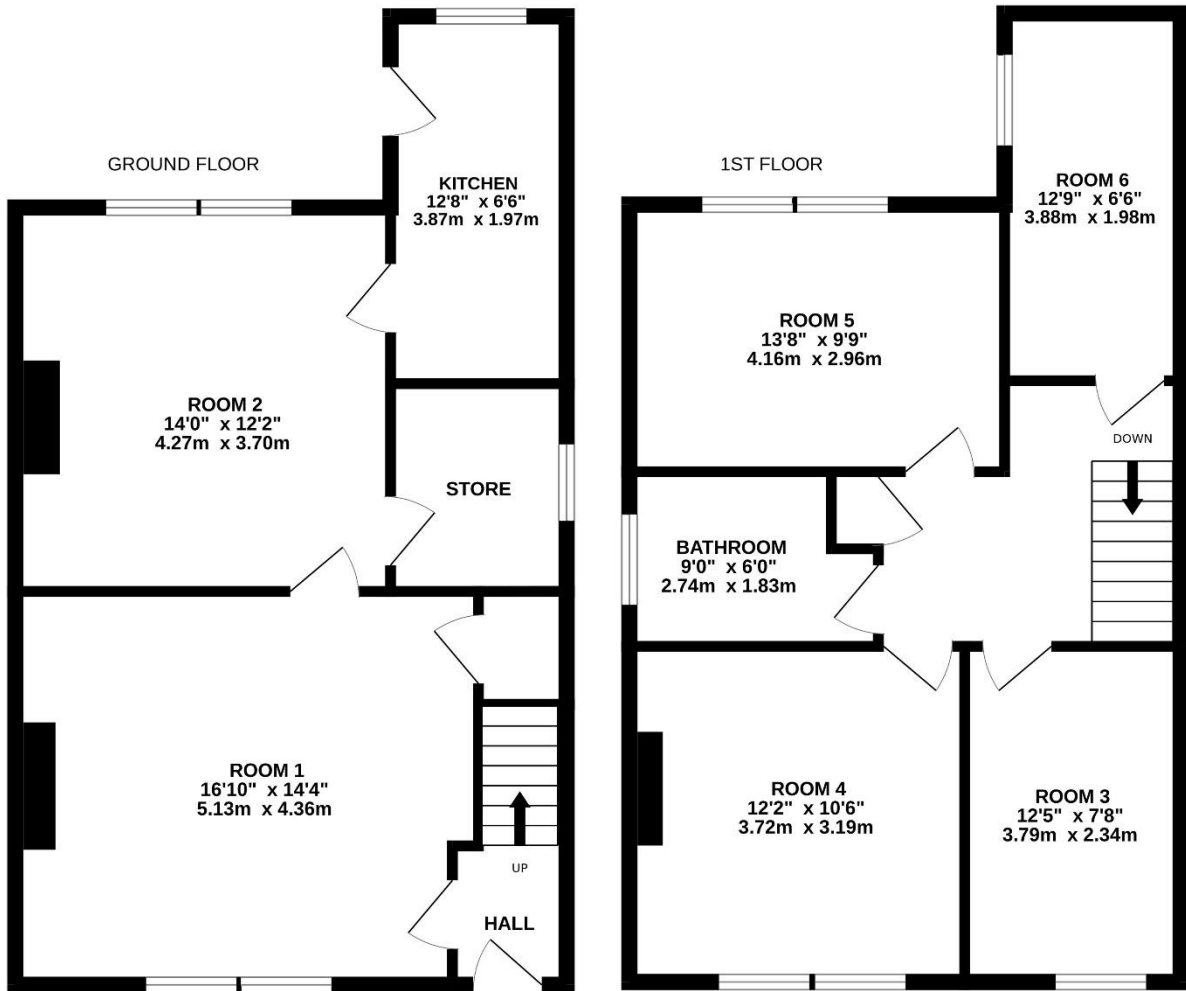




Simon Blyth
ESTATE AGENTS

BREWERY DRIVE, HUDDERSFIELD HD4 6EN



BREWERY DRIVE

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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PROPERTY DESCRIPTION

Delightful well positioned detached commercial premises at one time a four-bedroom family home in a lovely location close to Lockwood train station, Huddersfield town centre and accessible via public transport.

Located on the approach to the rugby ground, bowling club and adjacent to the nearby lake and pond, having free on street parking and the use of a free carpark adjacent. Currently let as six rooms creating an annual income of approximately £12,000 per annum when fully occupied. The choice is yours, carry on with the letting scenario or after the suitable short notice, renew and occupy the premises for your own purposes or indeed convert to a combination of flat and commercial premises. With the following accommodation: - entrance hall, two large ground floor rooms, store, kitchen, four rooms to the first floor plus bathroom, pleasant garden areas and delightful location.

Please note that the property is available by the best and final offers method. All bids to be submitted to the Holmfirth office no later than Thursday 25th July at 12 noon.

Offers Over £180,000

PROPERTY

This substantial detached commercial premises at one time was a four-bedroom detached home. It is currently let to several different businesses and there are six letting rooms available creating an annual income of approximately £12,000 when fully occupied.

We offer the property for sale with the flexibility of carrying on the current tenants and therefore the income, utilising the premises as commercial premises for one's own business or indeed to convert into a combination of business and flat or perhaps into a domestic dwelling.

GROUND FLOOR

This substantially built premises briefly comprises; - entrance hall, room one to the front with twin windows of a good sized, room two once again of a substantial size overlooking the rear, storeroom, kitchen.

ROOM ONE *Measurements – 16'10" x 14'4"*



ROOM TWO Measurements – 14'0" x 12'2"



STOREROOM



KITCHEN Measurements – 12'8" x 6'6"



FIRST FLOOR

On the first floor there are four rooms all a good size and a bathroom.

ROOM THREE *Measurements – 12'5" x 7'8"*



ROOM FOUR Measurements – 12'2" x 6'6"



ROOM FIVE Measurements – 13'8" x 9'9"



ROOM SIX Measurements – 12'9" x 6'6"



BATHROOM Measurements – 9'0" x 6'0"



EXTERNAL

With pleasant garden area to the front and rear, staff and visitors are welcome to enjoy the parkland surroundings and wander in the attractively laid out and well-maintained grounds and gardens. A broad road gives private access to other commercial premises as well as the bowling club and rugby ground. The property is available to be viewed upon request. A three ft high rear boundary fence is to be erected by the purchaser of this property and will be 15 feet from the rear wall of the house.





LOCATION

Beautifully located on this quiet private road, with only access to those having sporting and commercial activities on Lockwood Park. A delightful treelined way towards the Lockwood Rugby Club and bowling green, there is a pond / lake positioned nearby, and access is available 24-7. There are several bus services passing and Lockwood train station is only ½ mile away.

PARKING

Parking is available along Brewery Drive and an adjacent car park is freely available. Visitors can also benefit from free parking.



ADDITIONAL INFORMATION

There is little disturbance from sporting events, most sports are played during evenings and weekends so are outside of the normal working day. A function room at the Rugby club is available to hire and there are several restaurants, bars and cafes nearby providing excellent lunch facilities.



ADDITIONAL INFORMATION

EPC rating – TBC

RATEABLE VALUE

We are informed by the Local Authority that the ground floor has a rateable value of £4,750. Interested parties are advised to make their own enquiries with the council for further information.

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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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



MAIN CONTACTS

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