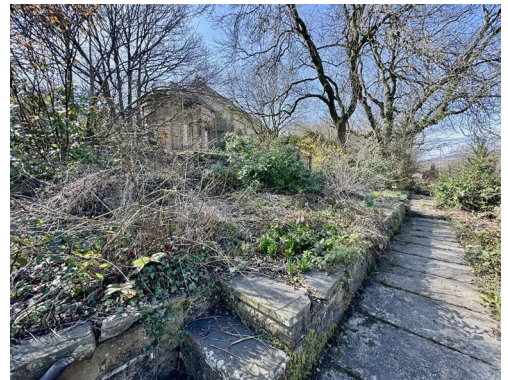


Elder Grove, 733 Manchester  
Road,

BY AUCTION  
£215,000



**\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £215,000\*\***

**THIS IMPRESSIVE FOUR BEDROOM CHARACTER PROPERTY HAS A LARGE DOUBLE GARAGE, COURTYARD PARKING AND RAISED GARDEN.**

**FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING E**

**PAISLEY**  
PROPERTIES

### **ENTRANCE VESTIBULE 4'8" apx x 4'0" apx**

You enter the property through a timber door with glazed window above into an entrance vestibule where there is an attractive ceiling rose and doors, which lead to the lounge and dining room.

### **LOUNGE 17'9" into the bay x 12'5" max**

This room is packed full of charm and character with stunning ornate coving, ceiling rose, tiled and timber fireplace which houses a gas fire (capped off) and deep skirting boards. Alcoves sit either side of the chimney breast ideal for housing freestanding furniture items and a large front facing bay with tall glazed windows and stained glass detailing allows natural light to pour in. Doors lead to the entrance vestibule and breakfast kitchen.



### **DINING ROOM 17'9" into the bay x 11'8" max**

A second reception room this space has previously been used as a formal dining room and lends itself perfectly to this with plenty of room to accommodate a dining table and chairs. There is similar decorative coving, ceiling rose and skirting boards to those in the lounge and a gas fire with tiled hearth sits upon the chimney breast. Alcoves either side and the lovely big bay window complete the room. Doors lead to the entrance vestibule and breakfast kitchen.



### **BREAKFAST KITCHEN 15'7" apx x 10'2" apx**

Fitted with wooden wall and base units, a glazed display cabinet, laminate work surfaces and a stainless steel one and a half bowl sink and drainer with mixer tap this good sized kitchen has a breakfast bar perfect for informal dining. The kitchen has a double electric oven, four ring gas hob, extractor fan and an integrated fridge freezer. The room is fully tiled in decorative wall tiles and has a side facing window overlooking the cobbled courtyard. Doors lead to the boot room, rear store, two reception rooms, stairs and utility room.

Please note the socket designed for the fridge freezer is not in working order and must be inspected along with the rest of the electrics and the gas fire ignition is not working so this would need to be replaced or repaired.



### **UTILITY ROOM 8'7" apx x 7'8" apx**

Located off the kitchen is this handy utility / shower room. There is a shower cubicle to one corner, a ceramic sink and drainer, space for a W.C and/or other household appliances. There are built in cupboards, the property's stop cock is located in one of the higher cupboards, and the central heating boiler is neatly tucked away in the room. There are wall and floor tiles and doors lead to the cellar and breakfast kitchen.

Note: The Saniflow would need replacing to make the W.C functional.

### **CELLAR**

This original keeping cellar houses the property's main fuse board and meters. There is also a safe down here and the keys are available to be left with the property,

### **BOOT ROOM / SIDE PORCH**

Positioned to the side of the property is this entrance porch or boot room. Conveniently located so that you can enter the property this way from the drive. This space is ideal for removing and storing outdoor coats and shoes. There is glazing to two sides, wall lighting, vinyl flooring and doors which lead to the courtyard and breakfast kitchen.

### **FIRST FLOOR LANDING**

Stairs rise from the breakfast kitchen to the first floor landing where there is a side facing window and doors which lead to the three bedrooms, attic room and bathroom.

### **BEDROOM ONE 13'4" apx x 12'3" + wardrobes**

This superb king size bedroom has an abundance of natural light courtesy of the two front facing windows which also provide roof top views. The room boasts a bank of fitted wardrobes alongside plenty of space for freestanding bedroom items. A door leads to the landing.



### **BEDROOM TWO 13'6" max x 11'7" max**

Another generous double bedroom this has an attractive feature fireplace which creates a lovely focal point to the room. There is a side facing window looking out over the courtyard and garden beyond, original timber floorboards and a door which leads to the landing.

Note: The work to the roof has been carried out and the room re plastered so we believe it is only decorative work needed.



### **BEDROOM THREE 13'1" apx x 10'0" max**

Located to the front of the property with rooftop views from its window is this third well proportioned bedroom. There is space for a range of bedroom furniture and a corner cupboard discreetly houses the property hot water cylinder. A door leads to the landing.



### **BATHROOM 7'0" max x 7'3" max**

Comprising of a bath, pedestal hand wash basin and low level W.C this bathroom is fully tiled has tiled effect flooring and a door which leads to the landing. The room is unusual in shape and the measurements are maximum measurements only.



### **ATTIC ROOM 15'8" apx x 6'6" apx**

Stairs ascend from the first floor landing to this attic room which has a side facing window and angled ceilings (measurements are skirting board to skirting board). This would make an ideal occasional bedroom, office space or play room. An over the stairs cupboard encloses the water tank and a door leads to a useful storage room.

### **ATTIC STORE ROOM 8'2" apx x 7'0" apx**

This handy additional space provides good storage and also has doors giving access into the eaves. There is a side facing window looking over the garden and the door leads back to the attic room.

### **GROUND FLOOR STORE 14'9" max x 9'3" max**

Sitting between the breakfast kitchen and garage is this spacious store room which provides easily accessible storage. This area is the space shaded blue on the title plan and is the only area not described as freehold on the title as this sits below the property 2 Deep Lane. The room opens to the stair bottom and hallway leading to the garage. A door opens to the breakfast kitchen.

Note: There is limited head room in this area.

### **UPPER WORK AREA / HOME OFFICE / STORE ROOM 24'11" max x 14'4" max**

Stairs rise to this incredible room which was previously used as a cinema. There is so much potential for this space. It could be converted into additional bedrooms, living spaces or a self contained annex subject to the relevant planning permissions and consents. There is currently an area sectioned off with a partition wall which used to house the projectors but this could easily be removed. Two side facing windows look out over the garden and an external door leads out to the access path to Deep Lane over the neighbouring yard.

This space along with the garage is on a separate fuse board and gas boiler.

Originally this area was the tack room for the below stables of the coach house.

### **DOUBLE GARAGE 21'9" apx x 15'5" apx**

This large double garage with two timber doors is the dream for any motor enthusiasts but could also be developed into so many different things including a workshop/ home business/ additional living space for the main house or potentially to form part of a separate dwelling which would include the upstairs cinema room (subject to the necessary planning permissions building regulations).



### **W.C 5'7" apx x 2'9" apx**

To one corner of the garage is a separate toilet and hand wash basin.

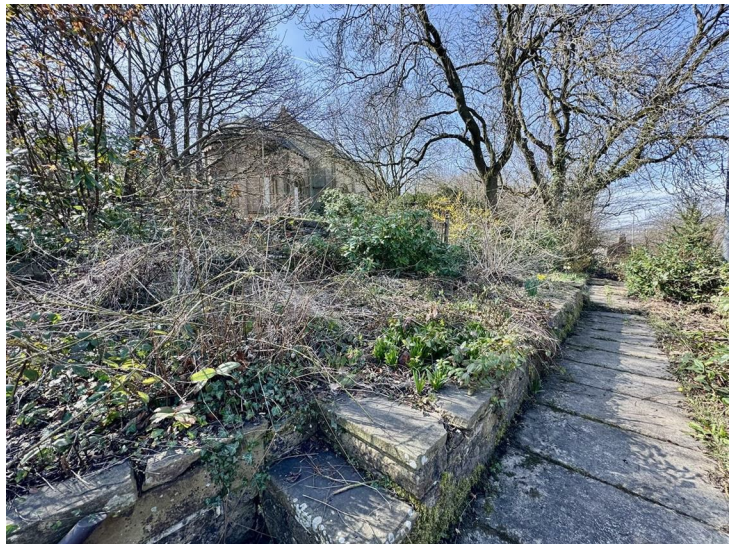
### **DRIVEWAY**

Behind wrought iron gates is a beautiful cobbled stone driveway which offers off road parking for multiple vehicles. There is also a container here which provides storage but it sits on the footprint of what we believe to be an old garage building so there is the potential to rebuild this (subject to the necessary checks and permissions) to allow the other garages to be repurposed. There is also space on this level for a seating area if required. A path leads to the front door and steps lead up to the garden.



## GARDEN

This deceptively generous raised garden has two tiers and is triangular in shape extending right down to the road side. The space is currently in need of some landscaping but has previously been a lawn with well established planted flower beds and with a little love and care could be creatively landscaped to make useable seating areas, lawn and borders once again.



## EXTERNAL FRONT

### AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## **MATERIAL INFORMATION**

TENURE: Freehold with the exception of the small area shaded blue on the title plan.

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: KIRKLEES Band B

PROPERTY CONSTRUCTION: Standard brick and block

PARKING:  
Garage and Driveway

RIGHTS AND RESTRICTIONS: The property has a right of access over the neighbours yard to Deep Lane. This can be accessed via the cinema room door.

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alterations to the property made by the current owners.

### **PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:**

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

### **UTILITIES:**

Water supply - The property's water supply is via a natural spring. Details can be provided. To ensure safe drinking water either a filter needs to be fitted or the water needs connecting to the mains supply.

Sewerage - Mains

Electricity - Mains - Please note we have been advised the property will undoubtedly require a rewire.

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000mbps

### **ENVIRONMENT:**

There has not been any natural flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

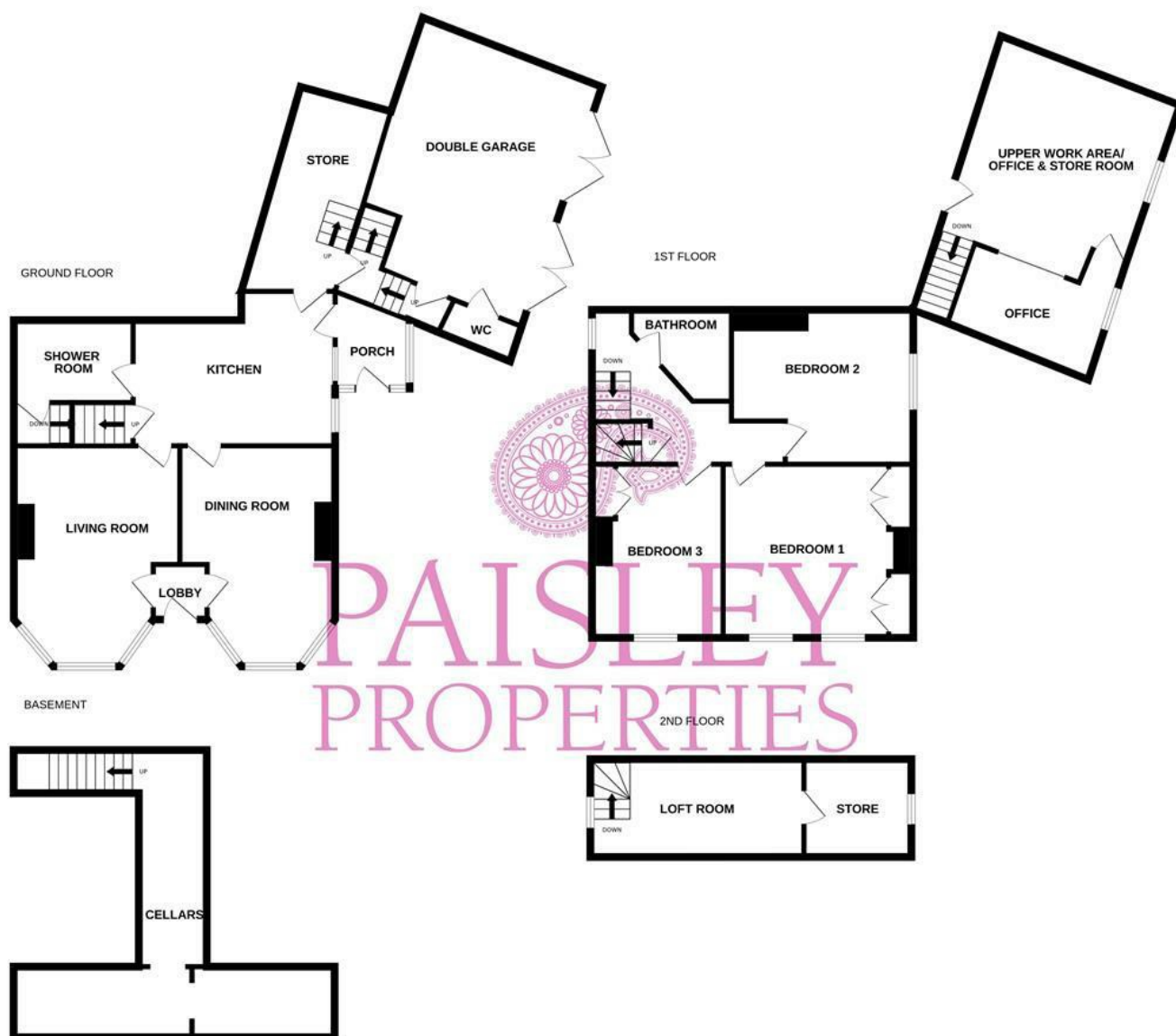
**PAISLEY PROPERTIES**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

**PAISLEY MORTGAGES**

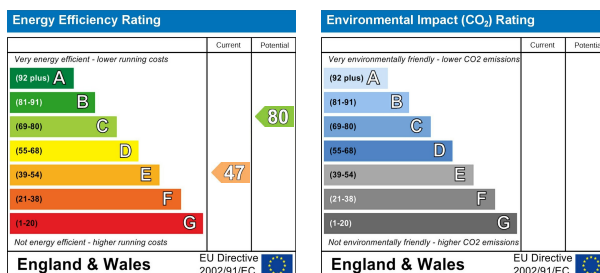
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



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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