

Peter David

Properties Ltd

Residential Sales and Lettings



The Old Coach House Naomi Road

Newsome, Huddersfield, HD4 6NZ

Price guide £225,000



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Entrance Hallway

18'0 x 17'10 (5.49m x 5.44m)

Accessed via a solid wood door, this characterful entrance features the house name displayed in a window to the front of the property. Once inside solid wood flooring flows throughout the entrance hallway through to the living room and up the stairs. Featuring a ceiling rose and providing access to the kitchen diner and living room with stairs rising to the first floor accommodation.

Living Room

18'0 x 17'10 (5.49m x 5.44m)

This stunning and generous dual aspect living room is teeming with character. Beautifully decorated with original wooden flooring, wainscoting, ceiling rose, and window shutters. The focal point of the room is a large exposed brick fireplace with log-burning stove sat on a stone hearth. A large floor to ceiling PVCu window looks out to the front garden, and second window overlooks the millponds.

Kitchen/Diner

18'0 x 10'8 (5.49m x 3.25m)

The spacious, dual aspect, kitchen diner features a cottage style kitchen with matching wall and base units, solid wood worktops, and marble effect flooring. Including a range cooker with five gas hobs and hot plate and space for a dishwasher and washing machine. The dining area has space for a 6-seater dining table. Twin PVCu windows overlook the front garden. There is a wood stable door leading out to the courtyard with a PVCu window to the rear aspect. A door leads to the pantry.

Pantry

8'7" x 3'6" (2.62m x 1.07m)

Leading off the kitchen is a sizeable pantry with shelving and cupboard storage, and which houses the Baxi combi boiler and meters. A PVCu window looks out to the courtyard.

Landing

The stairs and landing have wooden floors throughout and ceiling roses. The upper landing boasts original features including a wooden beam and iron stanchions visible in the walls showing the history of this property. There is a recess area suitable for a console table and a hatch in the ceiling to gain access to the loft.

Master Bedroom

11'0 x 11'9 (3.35m x 3.58m)

A generous king-sized bedroom with walk-in wardrobe and double en-suite. The room boasts lots of character with original beams and stanchions, ceiling rose, and transom windows above the internal doors. PVCu window to rear elevation which benefits from beautiful window shutters.

En-Suite

5'4 x 7'1 (1.63m x 2.16m)

A partially tiled en-suite comprising double shower, WC and basin. A patterned vinyl floor compliments this room.

Bedroom Two

13'7 x 8'3 (4.14m x 2.51m)

A second large double bedroom with exposed beams and stanchions, a cast iron fireplace and PVCu window to front elevation.

Bedroom Three

14'0 x 8'2 (4.27m x 2.49m)

A third large double bedroom with exposed beams, ceiling rose and a cast iron fireplace. Also featuring the original stanchions and PVCu window with views over the millponds.

House Bathroom

6'10 x 6'1 (2.08m x 1.85m)

A partially tiled house bathroom comprising three-piece suite with large bath, WC and basin. Featuring exposed beams and iron stanchions in the walls. Vinyl flooring and PVCu window to front elevation.

The Courtyard/Exterior

A large private and enclosed courtyard sits at the rear of the property and can be accessed via a side garden door or the rear kitchen door. There is a large decked area and an original cobbled area plus a spacious wood/tool store. The courtyard gives access to the two-storey annexe. To the front of the property is a pebbled garden with mature shrubs.

Annexe

A large two storey annexe which is accessible via the courtyard. Another characterful space featuring a large double height window which overlooks the mill ponds and up to Castle Hill, exposed beam, spotlights and a kitchen with sink, boiler and electrics. Previously used as a granny flat and now in use as a workshop and music room. The annex would serve a variety of purposes such as office, studio or bedroom. The property has previously had planning permission granted (now expired) for a two-storey extension between the Annexe and the main house.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending

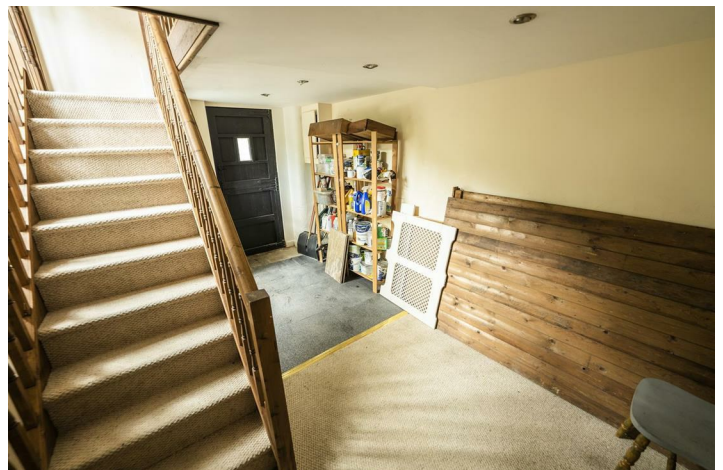
purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map

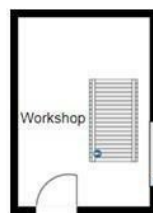


Terrain Map

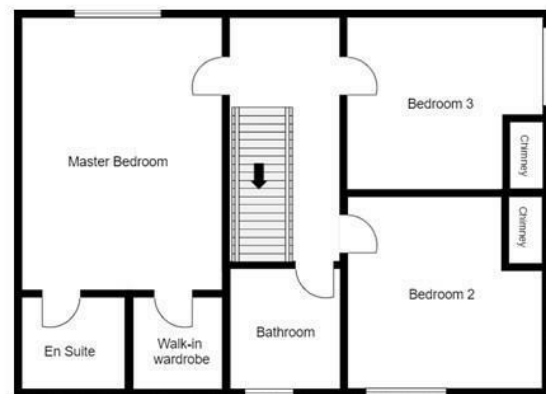
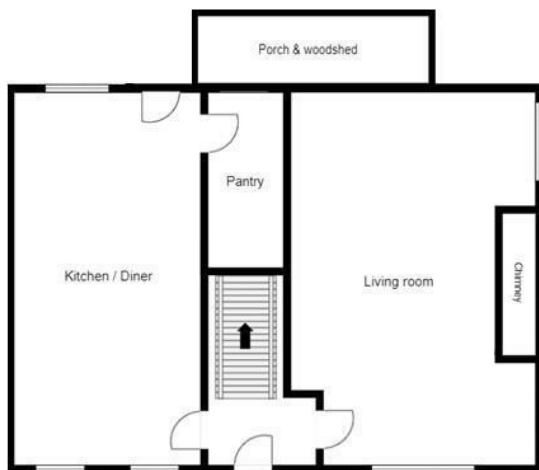


Floor Plan

The Old Coach House
Ground Floor



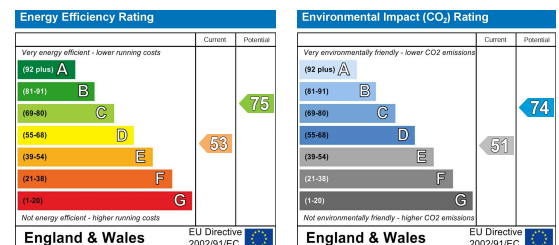
The Old Coach House
First Floor



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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