

**Cote Royd House
7 Halifax Road
Edgerton
Huddersfield HD3 3AN**

**Price:
£850,000**



CHARACTERFUL GRADE 2 LISTED BUILDING
665.08m² (7,159ft²) NIA

- Non-medical clinic within substantial attractive stone built property
- Benefiting from previous planning permission for conversion into 7 executive apartments
- Car parking and excellent aspect over nicely appointed gardens

DESCRIPTION

The property comprises a substantial detached stone-built grade 2 listed building which was previously a hotel and later converted into a dental practice but more recently used as a non-medical practice. The premises provide a net internal floor area of 665.08m² (7,159ft²), having a range of offices, treatment rooms and staff facilities across the ground, first and second floors, with ancillary accommodation in the basement.

Availability of the Freehold interest provides an excellent opportunity to acquire premises in a popular location from previously having planning permission to convert the premises into 7 prestigious executive apartments. An acquisition of the property would be suitable not only for the continuing use as a non-medical centre, but for conversion into apartments in line with the previous planning consent, conversion into an alternative scheme of apartments, or into an office building to meet the requirements of a local or regional business, or for one large dwelling.

The property is accessed via a driveway from Halifax Road which is lined with large trees and leads to car parking area to the front of the property which extends along the side. The building overlooks a large garden to the front which presents an excellent aspect for the building occupiers.

LOCATION

Being situated just off the Halifax Road (A629) approximately 1.5 miles from Huddersfield town centre and equidistant from Junction 24 of the M62 motorway network. The property's location is one which is popular amongst businesses to house their head offices, in addition to being a popular residential location due to the excellent communication links it provides.



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ACCOMMODATION

FLOOR	SIZE	EXISTING ACCOMMODATION
Basement	60.10m ² (647ft ²)	Range of Stores and Boiler Room
Ground	264m ² (2,842ft ²)	Entrance Hall, Reception Area, 2 Offices, 5 Treatment Rooms, Conservatory, Staff Rest Room & WC's with Disabled Access to the Rear
First	223.92m ² (2,410ft ²)	4 Offices, 4 Treatment Rooms, Open Plan Office, Stores & WC's
Second	117.06m ² (1,260ft ²)	5 Offices, Meeting Room, Kitchen and WC
TOTAL	665.09m² (7,159ft²)	

OUTSIDE

The property has a shared driveway from the main Halifax Road which leads to the property in addition to a coach house and a further residential dwelling beyond. It is bordered by mature trees which also surround the garden which provides an excellent aspect for the occupiers of the property. To the front of the property is a tarmacadam car parking area which extends along the side.

PRICE

£850,000

TENURE

Freehold.

EPC

E (expires Dec 2035)

VAT

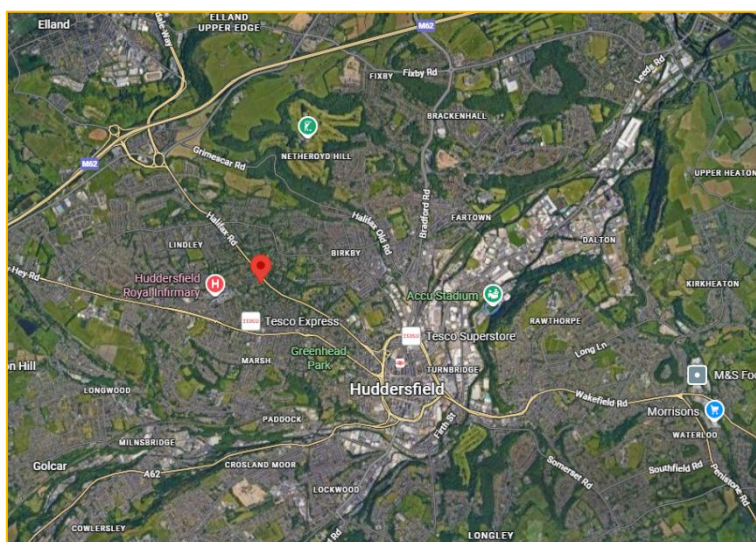
VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

CONTACT BRAMLEYS

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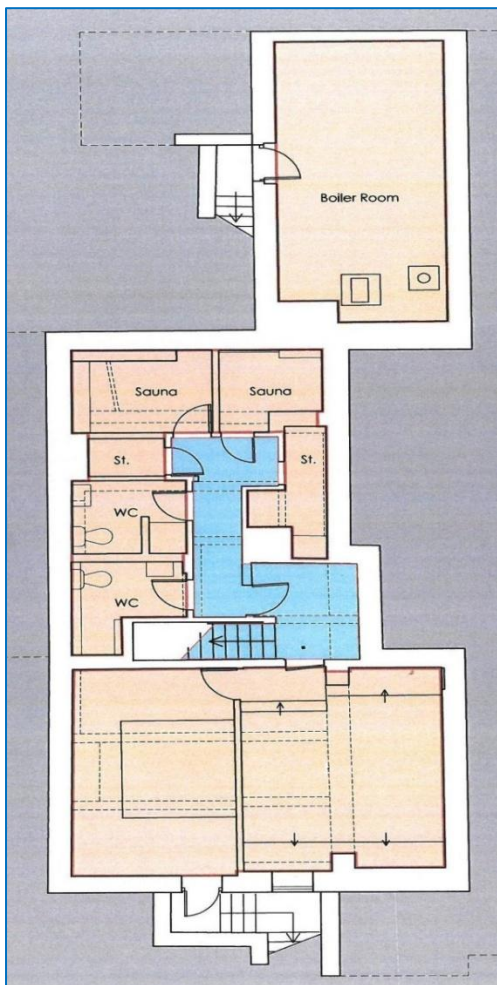
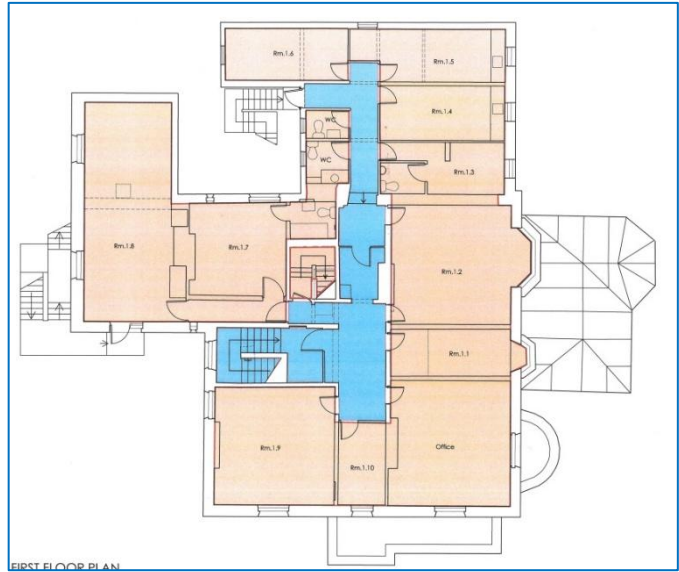
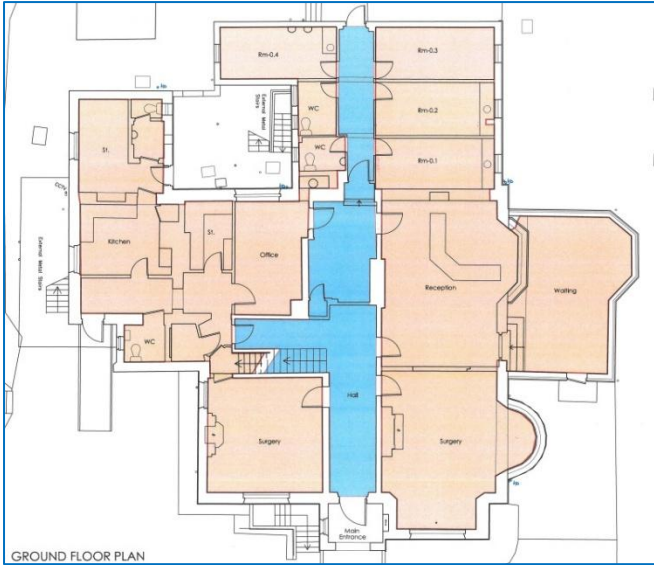
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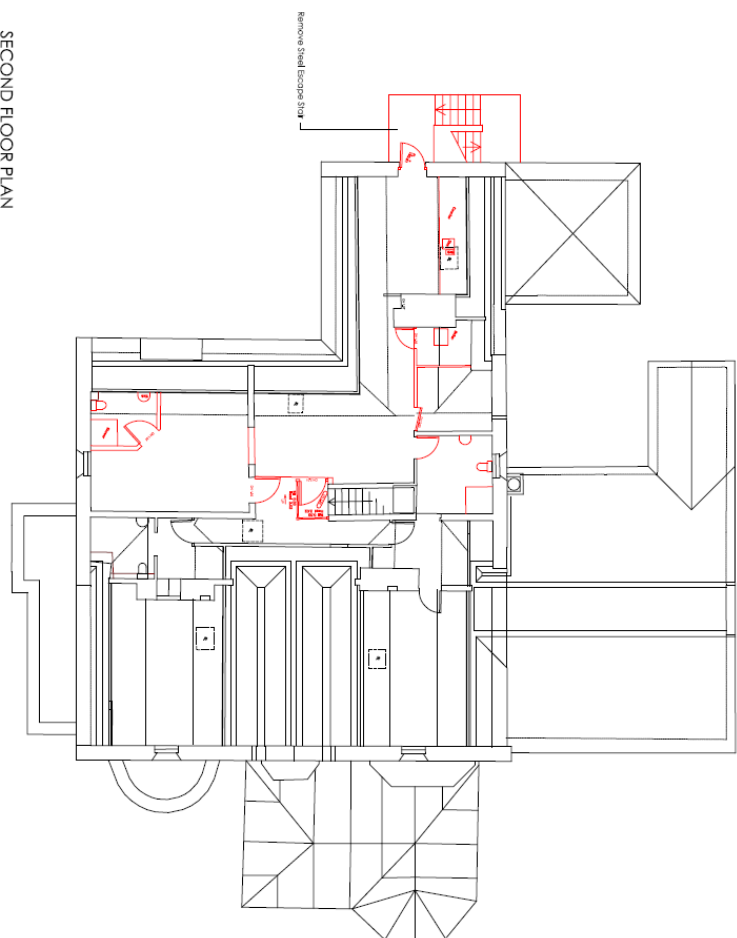
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Floor Plans



SECOND FLOOR PLAN
Scale 1:100
0 5m 10m



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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

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