

**Simon Blyth**  
ESTATE AGENTS

**Ellistones Lane, Saddleworth Road  
Greetland  
Halifax  
HX4 8NQ**



A HANDSOME GEORGIAN ASHLAR STONE FACED RESIDENCE WITH PROMINENT TWO STOREY SEMI CIRCULAR BAY AND BELIEVED TO DATE FROM CIRCA 1740. IN ADDITION THERE ARE THREE ATTACHED COTTAGES, TWO OF WHICH LINK INTO THE MAIN RESIDENCE. ALL REQUIRE A SIGNIFICANT PROGRAM OF MODERNISATION AND REFURBISHMENT.

The site is situated well away from Greetland Road with all main services and generous gardens to front and rear but predominantly to the side, although vehicular access would need to be created from the end of the lane to the house. The accommodation extends to around 4700 square feet with the main house and interlinking cottages comprising to the ground floor hall, cloak room with store, sitting room, dining room, living room, potential kitchen and utility, boot room with store and former bathroom. First floor landing leading to six bedrooms, all with potential en suite. Second floor bedroom seven with potential en suite and balcony. The attached cottage has lobby, living room and kitchen, two bedrooms and bathroom to first floor.

Please note the property and grounds are alarmed, interested parties should not attempt to view externally without a prior appointment. Directions will be emailed once an appointment to view is made.

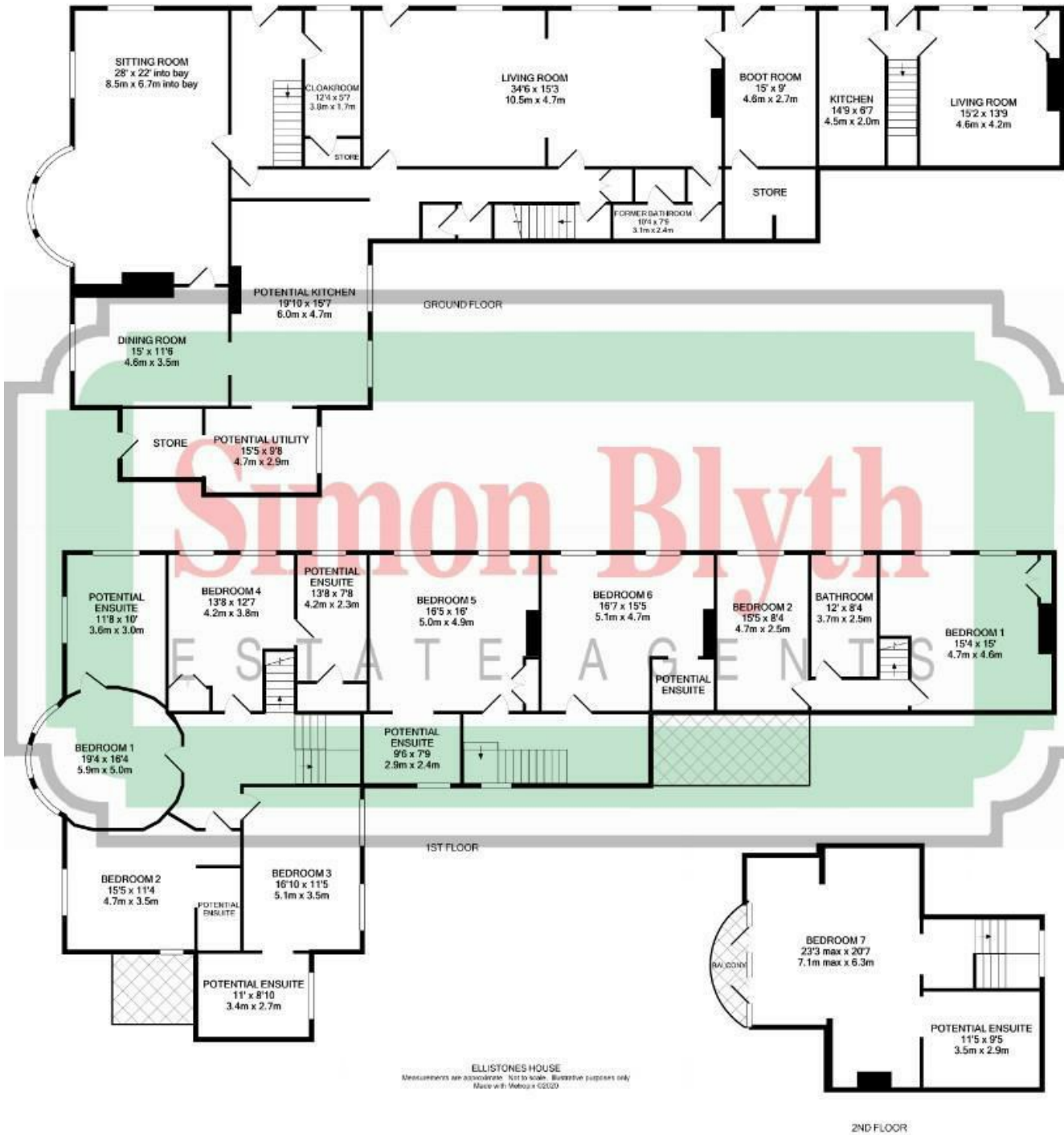
**Offers Over £500,000**

**26 Lidget Street, Lindley, Huddersfield, HD3 3JP  
Tel: 01484 651878**



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## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

##### CLOAK ROOM

12'4" x 5'7" (3.76m x 1.70m)

With store off.

##### BAY FRONTED SITTING ROOM

22' x 28' (6.71m x 8.53m)

##### DINING ROOM

15' x 11'6" (4.57m x 3.51m)

##### POTENTIAL KITCHEN

19'10" x 15'7" (6.05m x 4.75m)

##### POTENTIAL UTILITY ROOM

15'5" x 9'8" (4.70m x 2.95m)

##### STORE ROOM

8' x 6'10" (2.44m x 2.08m)

##### LIVING ROOM

34'6" x 15'6" (10.52m x 4.72m)

##### BOOT ROOM

15' x 9' (4.57m x 2.74m)

##### STORE

7' x 10' (2.13m x 3.05m)

##### FORMER BATHROOM

10'4" x 7'9" overall (3.15m x 2.36m overall)

### FIRST FLOOR

#### LANDING

##### BEDROOM ONE

19'4" x 16'4" (5.89m x 4.98m)

##### POTENTIAL EN SUITE

11'8" x 10' (3.56m x 3.05m)

##### BEDROOM TWO

15'5" x 11'4" (4.70m x 3.45m)

With potential en suite.

##### BEDROOM THREE

16'10" x 11'5" (5.13m x 3.48m)

##### POTENTIAL EN SUITE

11' x 8'10" (3.35m x 2.69m)

##### BEDROOM FOUR

13'8" x 12'7" (4.17m x 3.84m)



## POTENTIAL EN SUITE

13'8" x 7'8" (4.17m x 2.34m)

## BEDROOM FIVE

16' x 16'5" (4.88m x 5.00m)

## POTENTIAL EN SUITE

9'6" x 7'9" (2.90m x 2.36m)

## BEDROOM SIX

15'5" x 16'7" overall including potential en suite (4.70m x 5.05m overall including potential en suite)

## SECOND FLOOR

### BEDROOM SEVEN

20'7" x 23'3" maximum (6.27m x 7.09m maximum)

With balcony.

### POTENTIAL EN SUITE

11'5" x 9'5" (3.48m x 2.87m)

## ATTACHED COTTAGE

## GROUND FLOOR

### ENTRANCE LOBBY

### LIVING ROOM

15'2" x 13'9" (4.62m x 4.19m)

### KITCHEN

14'9" x 6'7" (4.50m x 2.01m)

## FIRST FLOOR

## LANDING

### BEDROOM ONE

15'4" x 15' (4.67m x 4.57m)

### BEDROOM TWO

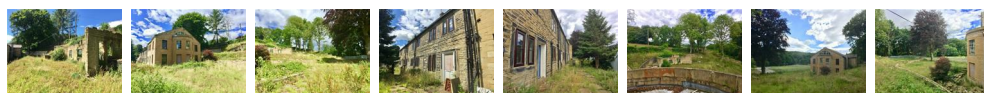
15'4" x 8'4" (4.67m x 2.54m)

### BATHROOM

12' x 8'4" (3.66m x 2.54m)

## OUTSIDE

There are gardens to front, side and rear however vehicular access would need to be created from the end of the lane to the house.



## **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 independant 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 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm