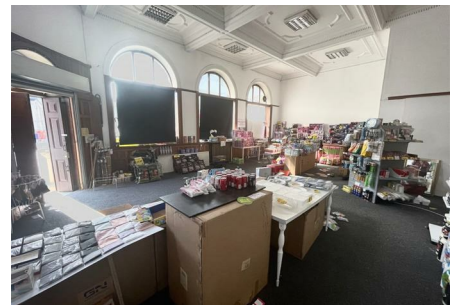
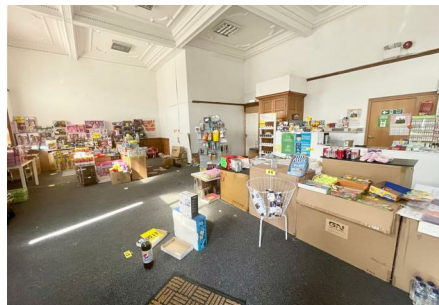
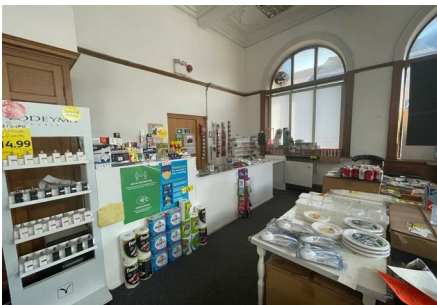




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 50 Market Street, Huddersfield, HD3 4HT

**Price Guide £175,000**

Offered For Sale By ADM RESIDENTIAL is this previously well known Lloyds Bank set within the popular conservation area of Milnsbridge, ideally positioned on the corner of Market Street and George Street within the hustle and bustle of the village, with local shops and post office, access to the surrounding areas and good commuter links. This corner plot building boasts many period features in traditional stone, surmounted by a flat roof offering mixed use accommodation over three floors. The property offers a retail unit, two further office/storage spaces and access to a large basement. To the first floor there is residential accommodation which comprises of: hallway, kitchen, lounge, bedroom, storage room and bathroom.

There is scope to split into two studios with separate access. Internal viewing is highly recommended to appreciate the unique and versatile space on offer! Tel 01484 644555 to book your viewing now!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

Entrance door leads to:

## SHOP FLOOR / OFFICE

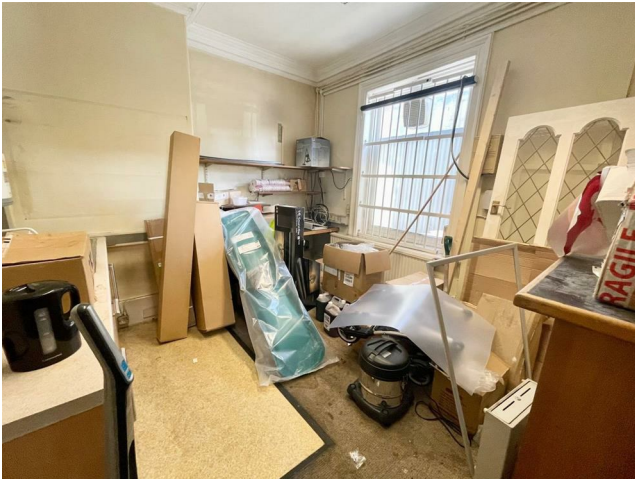


A large floor space ideal for either office or shop, with windows to both aspects, high ceiling and many original features, door leads to:

## INNER LOBBY

Inner lobby leads to kitchen/storage room, second office and rear access:

## STORAGE ROOM



There is access to a further storage room/kitchen area via partition wall:

## SECOND OFFICE



A useful second office space with large window to the rear aspect, high ceiling and further original features:

## LOBBY



Security door leads to a inner lobby area, door leads to the rear and staircase leads to the first floor area:

## STAIRCASE TO THE FIRST FLOOR

Staircase rises to the first floor with doors leading to:

## LOUNGE



Spacious lounge with twin aspect windows to the side aspect:

## KITCHEN



The kitchen is set to the side aspect with window overlooking the side elevation. Featuring a matching range of base and wall mounted units in cream with wood trim, laminate effect roll edged working surfaces, tile splash backs, inset stainless steel sink unit with drainer and taps. Electric cooker point and ample space for fridge freezer. Finished with wall mounted electric heater and wood effect vinyl flooring:

## BEDROOM



Good sized double bedroom with window to the side aspect. Finished with wall mounted electric heater and ample space for bedroom furniture:

## STORAGE ROOM

Further storage room with opaque window to the rear aspect:

## BATHROOM

A partly tiled, three piece house bathroom suite in white with opaque window to rear aspect and chrome effect fittings. Comprising of panelled bath with shower attachment over, hand wash pedestal basin and low level flush w/c. Finished with extractor fan and wood effect vinyl flooring:

## Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

## Lapsed Planning Information

Please note there was previous planning.

The property has an established commercial B1 use but may be suitable for a variety of different uses subject to planning.

We believe planning was granted at some point to split the bank building into two retail units which has now lapsed, a buyer would need to reinstate that subject to applications at planning. The seller is able to include the former fish and chip for additional negotiations. There is planning for that to be converted into a bed flat or it can still be used as a retail unit.

Each party will be responsible for their own legal costs in connection with the transaction.

### ABOUT THE AREA

The Huddersfield Narrow Canal runs through Milnsbridge close to the River Colne. A viaduct carries the trans-Pennine Huddersfield Rail way which runs through Milnsbridge which links Leeds and Manchester via Huddersfield. Milnsbridge spreads through Cowersley to Golcar, Longwood and Paddock.

The main primary school in Milnsbridge is Crow Lane and the main high schools around the area is Royds Hall High School, Salendine Nook and Colne Valley.

Before we reach Milnsbridge on our Colne Valley Walk the canal makes an S bend as it crosses a restored aqueduct leaping over the River Colne. Here, below us, the river tumbles over a semi-circular weir you can see it if you look down through the trees. A few more locks lower the canal still more, before it passes under the main road leading into Milnsbridge.

Colne Valley Walk presents itself at Milnsbridge, you could catch a bus on Manchester Road to take you back to your start point. Walking from Marsden and Slaithwaite, leave the towpath before it passes under the main road.

Milnsbridge has shops, cafes and pubs to take your mind off the walking for a while. Leave the towpath and walk down the main road into the village.

### ADDITIONAL INFORMATION

The former fish and chip shop can be included for an additional sum of £25,000. Please note, this does have Planning Permission approved to be converted into a one bedroom flat.

### COMMERCIAL INFO:



THE ESTIMATED SPACE IS FOR UP TO 11 people  
NUMBER OF STOREYS THERE ARE TWO  
RENTABLE BUILDING AREA 2,202 sq ft  
APPROXIMATELY  
CONSTRUCTION MATERIAL Masonry YEAR BUILT 1905

The business rates is zero with small business relief.

### ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

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.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to

their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**BOUNDARIES AND OWNERSHIPS**

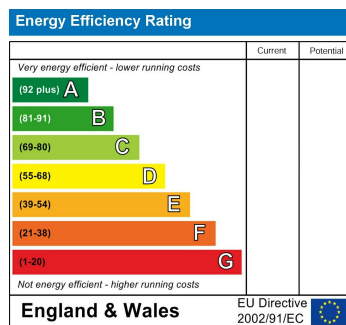
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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## Energy Efficiency Graph



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