



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 9 Old School Lane, Huddersfield, HD5 8HQ

**Price Guide £164,995**

"A very unique find for the the discerning buyer" this delightful conversion being formally a school building built in 1879 full of character, many original features, boasting a charming and relaxing yet spacious three bedroom family home. Being set over three floors with ample living space and versatility. The property is presented to a high standard throughout, located close to Almondbury village with an array of amenities including shops, restaurants, local schools and access to the local bus routes, boasting gas central heating and wood double glazing. Comprises of:- entrance hallway, kitchen, utility room and cloaks room, separate snug/reception and a dining room with storage. To the first floor landing: an L shaped lounge and a third bedroom. To the second floor landing: two further bedrooms and a house bathroom, master bedroom offers a cloaks room/w.c. Externally the property is set within this delightful courtyard setting with neighbouring Church and woodland surroundings on your door step, access to a single garage and further off road parking space. A true gem of a find for any buyer. Internal viewing is highly recommended to appreciate the charm this property offers. Viewing by the agent only "WITH NO CHAIN"

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 wood door leading to:

## HALLWAY



A hallway with staircase leading to the first floor landing, wall mounted gas central heated radiator, alarm panel, door leading to:

## KITCHEN 11'8 x 8'1 (3.35m'2.44m x 2.44m'0.30m)



The kitchen is set to the front aspect with sealed unit wood windows overlooking the courtyard and beyond. Featuring a matching range of base and wall mounted units in solid Oak wood with matching shelving unit, complementary laminate working surfaces, inset stainless steel sink unit with drainer and mixer tap, contrasting tiled splash backs, integrated fridge and freezer, integral double electric oven with grill with extractor hood over and a matching four ring gas hob. Finished with vinyl effect flooring and access into the utility room/w/c cloakroom:

## SEPARATE UTILITY ROOM 5'3 x 3'11 (1.60m x 1.19m)

A useful utility room with plumbing for an automatic washing machine, shelving unit, work surface, central heating radiator and access to the cloakroom/WC

## SEPARATE CLOAKSROOM

A useful cloakroom comprises of a low level flush W/C and wall hung hand wash basin and tiled splash backs. Finished with gas central heating radiator and extractor fan.

## SECOND RECEPTION/SNUG 9'8 x 8'9 (2.74m'2.44m x 2.44m'2.74m)



Set to the rear aspect is this second reception/snug area. Featuring sealed unit double glazed French doors with ample natural lighting, allowing access to the patio garden. Finished with a wall mounted gas central heating radiator and access leading to:

## DINING ROOM 9'7 x 7'2 ( 2.92m x 2.18m )



A third reception/dining room, having a sealed unit double glazed window overlooking the rear garden. Featuring a useful storage cupboard and a wall mounted gas central heating radiator:

## STORAGE AREA

Access to under-stairs storage:

## TO THE FIRST FLOOR



To the first floor landing, a sealed unit double glazed window to the front elevation and a further staircase rises to the second floor. Finished with a wall mounted gas central heating radiator and doors leading to:

### L-SHAPED LOUNGE 16'6 x 12'10 (5.03m x 3.91m)



A very well appointed, L-shaped lounge which boasts stone mullion windows with sealed unit double glazed wood windows. Featuring a Pine wood fire surround with marble effect back and hearth, inset electric fire, partly panelled walls, twin set wall lights and wall mounted gas central heating radiator:

## BEDROOM THREE 10'6 x 8'7 (3.20m x 2.62m)



Bedroom three is set to the front aspect with sealed unit wood windows giving an abundance of natural light, large fitted wardrobes to one wall and gas central heated radiator:

### TO THE SECOND FLOOR 9'11 x 9'8 (3.02m x 2.95m)

Staircase rises to the second floor landing, doors leading to:

## HOUSE BATHROOM



A partly tiled, good sized house bathroom with a wood sealed unit double glazed window to the front aspect. Comprising of: three piece bathroom suite in Champagne which incorporates a panelled bath with mains fitted shower over and splash screen, hand wash pedestal basin and low level flush w/c. There is a useful bulkhead storage area, housing for combi-boiler and wall mounted gas central heating radiator.

### BEDROOM ONE 10'8 x 8'7 (3.25m x 2.62m)



A delightful master bedroom situated on the second floor with walk in cloakroom, boasting mullion arched sealed unit double glazed windows set to the rear aspect and a wall mounted gas central heating radiator:

### EN-SUITE



En suite comprising of a two piece white suite incorporating wall hung sink unit with tiled splash back, low level flush w/c and extractor fan:

### BEDROOM TWO 10'1 x 7'9 (3.07m x 2.36m)

A good sized, second bedroom with velux wood window to the rear aspect, wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property boasts a delightful courtyard setting with a small garden area. There is block paved area which leads to a selection of garages (number three is the third one in) there is also a

further parking space. To the rear of the property there is a low maintenance garden which has rockery borders and pebbled areas with boundary walling and fencing:

### GARAGE



A single attached garage (number three in a row of seven) with double doors and above storage:

### FURTHER PHOTOS



A selection of further photos:

### ABOUT THE AREA

Almondbury is covered by the Kirklees Council, Schools are Almondbury High School, Almondbury Junior School, Greenside Infant and Nursery School, King James School

This old converted School House set within a courtyard setting, local village shops, restaurants, doctor's and dental surgeries within easy reach and regular bus services to Huddersfield Town Centre within easy access.

### ABOUT THE VIEWINGS

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

Tel-01484 644555

Mobile Number 07780446202

Email - sales@admresidential.co.uk

### Council Tax Bands

The council Tax Banding is "D "

## FURTHER PHOTOS



Further photos:

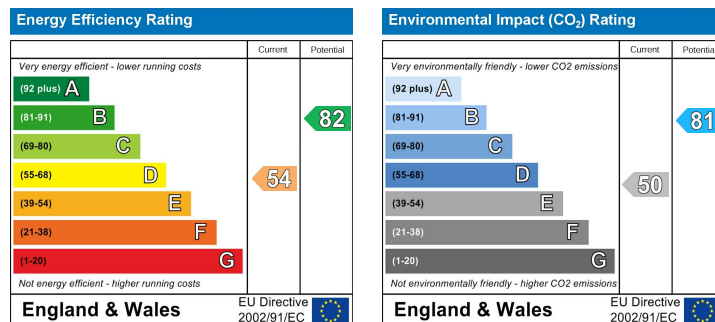
### **Tenure**

This property is Freehold, please ensure this is confirmed with your solicitor.

## Floor Plan



## Energy Efficiency Graph



### 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.

### 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. 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.