



## 9 Huddersfield Road, Holmfirth

This impressive 3 storey property comprises a 2 storey restaurant with separate self contained 2 storey living accommodation at the rear and on the top floor of the building. The restaurant has been owner operated as a successful business for over 15 years and with our client now retiring the property is offered for sale with vacant possession. It enjoys a prominent position in the centre of Holmfirth and will appeal to owner occupiers or possibly investors looking to rent the 2 elements out. The commercial element of the property amounts to approximately 1100 sqft including kitchen and WC. The living accommodation meanwhile is spacious and flexible with kitchen, living room, 2 bedrooms and a bathroom amounting to approximately 730 sqft with an additional attic room.

### Holmfirth

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Holmfirth HD9 3JH  
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### Slaithwaite

Britannia Mill, Britannia Road,  
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01484 847 700  
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## Restaurant Accommodation

The restaurant is arranged over the 2 ground floors of the property.

### GROUND FLOOR

#### Entrance Hall

With solid wooden entrance door, stone flagged floor and lobby with staircase leading to the first floor.



#### Restaurant / Bar 24'6" x 16'10" overall

With bay window to the front, stone flagged and quarry tiled flooring, built in bar, inset spotlights to the ceiling and 3 central heating radiators. A trap door gives access down to the cellar.

## WC

With low flush wc, hand washbasin, quarry tiled floor and central heating radiator.

## Kitchen

10'11" x 9'9"

With two store rooms off and rear entrance door.

## FIRST FLOOR



## Upstairs Restaurant 18'4 x 15'8" overall

A second dining area with bar area, featuring window seat to the front, quarry tiled floor and central heating radiator.

## Laundry / Store

7'8" x 5'8"

With window to the front and plumbing for automatic washing machine.

## WC

A lobby area leads into the upstairs WC. With low flush wc, hand washbasin, quarry tiled floor and central heating radiator.

## Cottage Accommodation:

The cottage is accessed from Upperthong Lane and has its own access door. The kitchen is located at first floor level above the restaurant kitchen.



## Kitchen 9'8" x 11'11" (15' max)

There is a wooden entrance door from Upperthong Lane at the rear. A step up from the threshold area provides access into the kitchen. This is fitted with a good range of base units and wall cupboards with laminated worksurfaces, integrated oven, 4 ring gas hob with extractor over, exposed stonework to one wall, mullioned windows to the side, laminated flooring, central heating radiator and spindle staircase to the upper floors.

## SECOND FLOOR

### Half Landing

A half landing area splits to provide access to the front and rear sections of the building.





**Living Room / Dining** 15'2" x 9'9"

This space is designed to be used as a living room but could be a dining room. It features mullioned windows to the side with a timber lintel over, double doors to the Juliette balcony at the rear, chimney breast with timber fireplace surround and cast iron interior, exposed beams to the high angled ceiling and 2 central heating radiators.

### Landing

A spacious landing area with spindle staircase up the attic room, velux rooflight over, cupboard housing the central heating boiler and further storage cupboard.



**Bedroom 1 / Living** 16'8" x 9'11"

Designed for use as a bedroom or alternatively a living room. With 2 windows to the front, exposed timber detailing set into the wall and central heating radiator.

### Shower Room

Located off the living / bedroom and featuring a three piece suite in white comprising low flush wc, hand washbasin and corner shower cubicle, tiled floor, heated towel rail, extractor and spotlights to the ceiling.



**Bathroom** 6'2" x 5'6"

With 3 piece suite in white comprising low flush wc, pedestal wash basin, bath with shower over, heated towel rail, part tiled walls and tiled floor.



**Bedroom 2** 11'5" x 8'8"

A double bedroom with window to the rear and central heating radiator.

### THIRD FLOOR



**Attic Room** 17'11" x 11'9"

A large loft space with rooflights to the front and rear angled ceiling.



### Photographs

Please note: photographs taken in July 2019.

### Additional Information

The property is Freehold. Shop energy rating 77 (Band D), Cottage energy rating 42 (Band E)

### Viewing

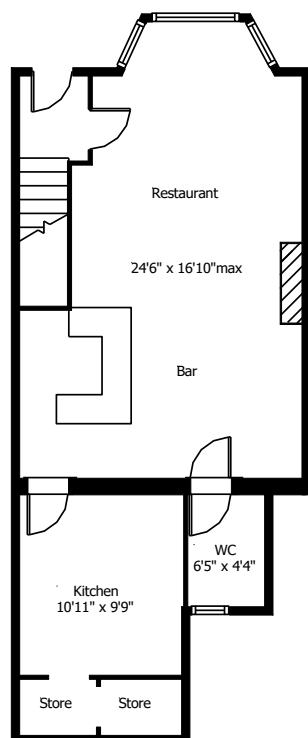
Strictly by appointment with Wm Sykes & Son.

### Location

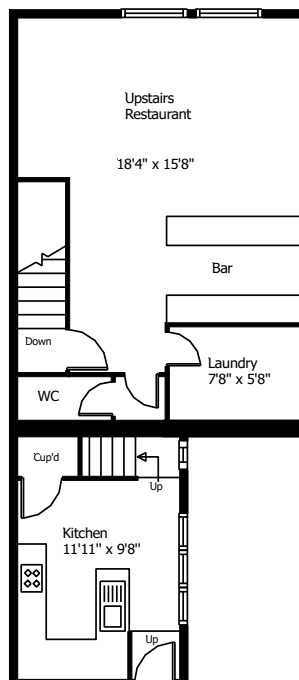
From our office, head along Huddersfield Road towards Holmbridge. The property will be found on the right hand side just after Upperthong Lane.



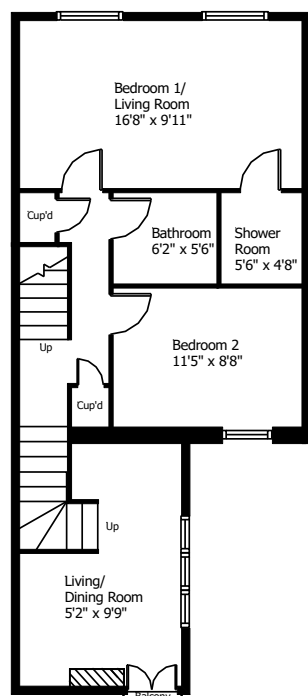
9 Huddersfield Road, Holmfirth



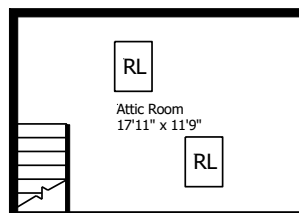
Ground Floor



First Floor



Second Floor



Attic

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