



78 Huddersfield Road & 15 Norridge Bottom, Holmfirth

A unique investment opportunity to purchase this extensive 4 storey building located in the heart of Holmfirth, which comprises of a 2 storey commercial unit (approx. 1200 sqft) on the 2 upper floors and a 2 bedroom cottage (725 sqft) with potential for alternative use on the lower floors. The property may well appeal to an investor looking to rent out or for a private individual to run their own enterprise. It is located within the town's conservation area with the commercial premises having a prominent frontage to Huddersfield Road and the cottage being situated on Norridge Bottom – a popular pedestrianised section of the town with a variety of independent businesses.

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78 Huddersfield Road

A spacious 2 storey stone built commercial property with main road frontage in the heart of Holmfirth. The property provides approximately 1200 square feet of accommodation with a large open plan office on the ground floor, further offices on the first floor with kitchenette and staff WC. There is also an additional cellar / store beneath the property. It is well presented with a gas central heating system, a combination of traditional wooden framed windows and modern double-glazed units, whilst retaining traditional features such as stone fireplaces and built in cupboards.

Accommodation:

GROUND FLOOR (approx. 600 sqft)

Entrance Lobby

With glazed entrance door to the front, automated roller shutter door leading into the main office space.



Office 1



Office 1 **18'10" x 33'4" (29'10" min)**

A large open plan office space which features traditional widows to the front, 2 uPVC double glazed windows to the rear, various built in cupboards, laminated wood flooring, 4 central heating radiators, broad staircase to the first floor and an additional staircase down to the cellar. In the centre of the room is a large bespoke desk unit.



Cellar **14'8" x 12'9" (18'11" max)**

Stone stairs lead down to the cellar which features a stone floor and has been used for storage. It also features a data cabinet which is connected to the wiring.

FIRST FLOOR (approx. 600sqft)



Landing Area 12'1" x 14' max
A large open plan landing / sitting area which has been used as a breakout space. With central heating radiator.



Office 3 14'7" (13'10" min) 5'1"
A smaller private office with window to the front.



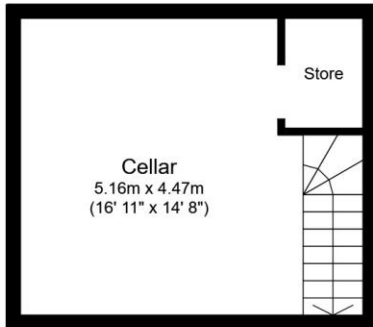
Office 2 13'5" x 13'10" (12' min)
Open plan and up a step from the landing area. With 2 sash windows to the front, chimney breast with cast iron fireplace, built in cupboard to one side. Also featuring a bespoke desk unit.



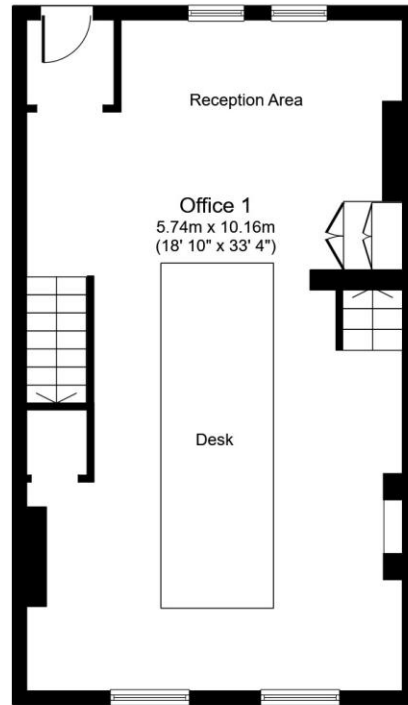
Kitchenette 15'7" x 4'11" (10'3" max)
With 2 windows to the rear, fitted kitchen units with stainless steel sink, central heating boiler and space to accommodate a dining table.

WC
With low flush wc and pedestal washbasin.

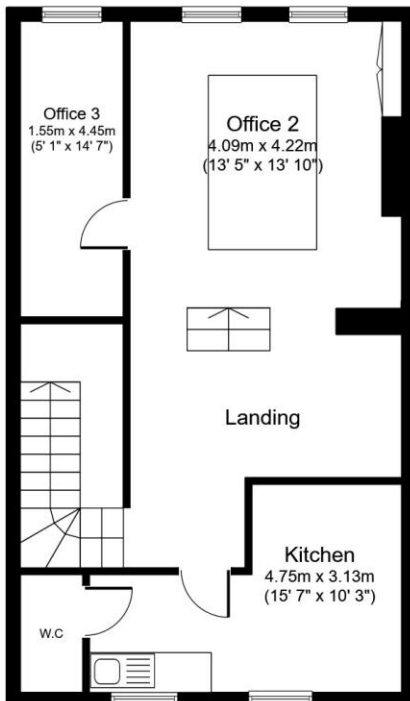
78 Huddersfield Road, Holmfirth



Basement



Ground Floor



Second Floor

Floor plans are for identification purposes only.
All measurements are approximate.

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15 Norridge Bottom, Holmfirth

A unique 2 storey underdwelling located on Norridge Bottom – a popular row of former dwellings which are now all utilised as commercial premises with the exception of this house. There is obvious potential to convert this too – subject to planning permission or to operate it as a rented property / holiday let. It extends to approximately 725 square feet and comprises: lounge, kitchen, 2 cellar rooms, landing, 2 bedrooms and bathroom. It has the benefit of uPVC double glazing, electric heaters and attractive fittings but would benefit from some general updating. Externally, there is a small courtyard in front of the building.

Accommodation:

GROUND FLOOR



Lounge



Lounge

16'7" x 11'7"

With window and door to the front, electric heater, exposed stonework to one wall, stone fireplace, beams to the ceiling and a door with stairs leading to the first floor.



Kitchen

13'4" x 6'10"

Fitted with a range of base units and wall cupboards with laminated worksurfaces, stainless steel sink, oven, 4 ring electric hob with extractor, window to the front and tiled floor.

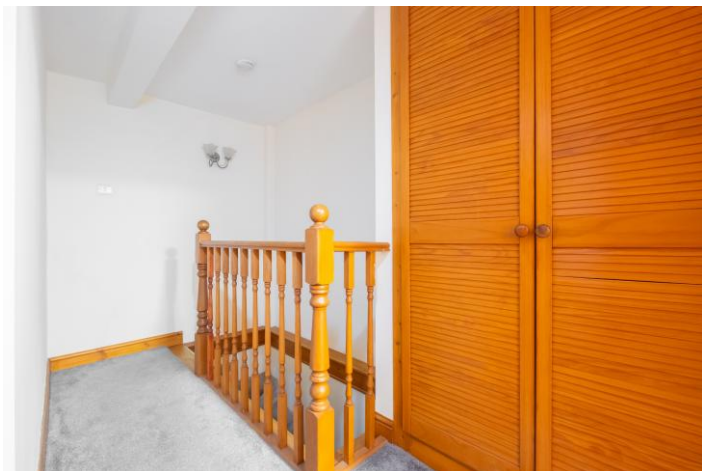


Cellar 1 11'7" x 6'2"
Accessed via a door from the lounge, with vaulted ceiling.



Cellar 2 7'1" x 6'2"
A doorway from the first cellar leads through to this one.

FIRST FLOOR



Landing
With built in cupboard housing the hot water tank, spindle balustrade around the stairs.



Bedroom 1 10'11" x 9'6"
A double bedroom with window to the front, electric heater.



Bedroom 2 11'1" x 9'3"
Another double bedroom with window to the front and electric heater.



Bathroom 7'4" x 5'8"
With low flush wc, vanity washbasin and bath with mixer shower over, fully tiled walls.



OUTSIDE

There is a pleasant courtyard seating area in front of the property.

Additional Information

Energy rating 55 (Band D); Council tax band A.

Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

Please note

Our client's preference is to sell the property as a whole, but a split into the 2 separate parts will be considered. The tenure of the whole is currently freehold, but it is expected that a flying freehold and leasehold scenario will be created if the two parts are sold separately.

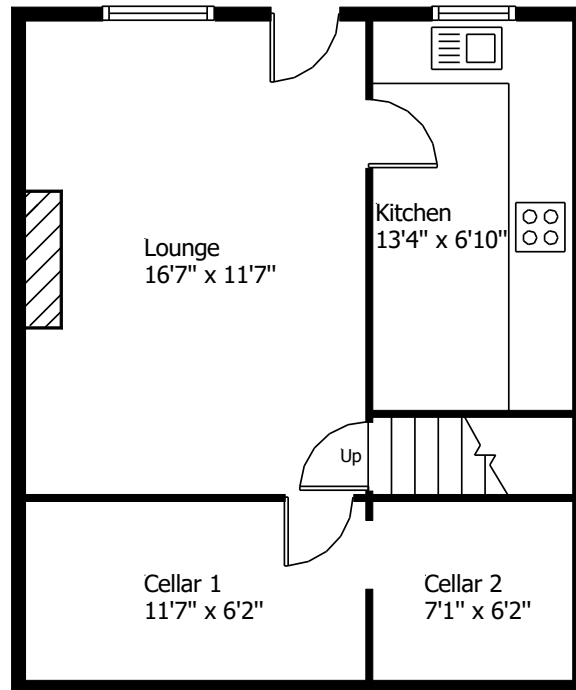
Viewing

By appointment with Wm Sykes & Son.

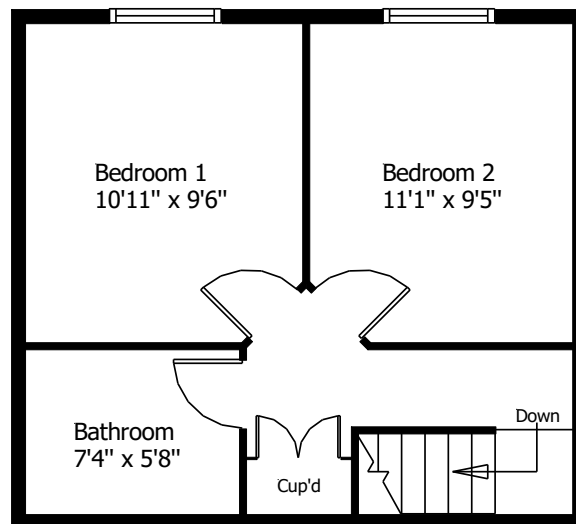
Location

From our office, head along Huddersfield Road in the direction of Honley / Huddersfield. The property is on the right hand side.

15 Norridge Bottom, Holmfirth



Ground Floor



First Floor

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