

FOR SALE

DEVELOPMENT



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**67 NEW NORTH ROAD
HUDDERSFIELD
WEST YORKSHIRE HD1 5ND**

Residential Development Opportunity

0.075 hectare (0.185 acre)

Previous Planning Consent for B1 Use

Close to Town Centre Amenities & Transport Links

**Edward
Symmons**

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www.edwardsymmons.com



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LOCATION

The property is situated on New North Road (the A629), an arterial route into Huddersfield town centre and a direct link to the national motorway network at Junction 24 of the M62 just over two miles north west. Huddersfield train station is situated just over 600 metres away and provides direct train services to Leeds, Manchester and Liverpool. Huddersfield is well positioned just off the M62 motorway with Leeds and Manchester both within a one hour drive.

DESCRIPTION

The property comprises a stone built detached dwelling built circa 1910 and arranged over four floors. The building is arranged with two large rooms and three small store rooms to the basement, two reception rooms, kitchen, conservatory and WC to the ground floor and four bedrooms plus a family bathroom to the first floor. There are also four further rooms situated in the converted attic space. The property is situated on a large plot of land being of 0.075 hectare (0.185 acre) comprising landscaping plus a small driveway.

ACCOMMODATION

Conservatory	3.55m x 2.35m
Kitchen	4.28m x 4.52m
Lounge	4.73m x 7.71m
Dining Room	5.72m x 4.50m
Bedroom 1	4.38m x 4.46m
Bedroom 2	3.96m x 4.17m
Bedroom 3	4.06m x 4.74m
Bedroom 4	3.86m x 4.58m
Bathroom	4.49m x 1.63m

The property also comprises basement storage rooms and four rooms to the attic.

COUNCIL TAX

We understand from Kirklees Council that the property has been assessed at Council Tax Band D.

TENURE

The property is held long leasehold for a term of 999 years from July 1910 at an annual rent of £19 and 19 shillings.

PLANNING

The property was most recently in residential use but we understand it was granted planning consent for a change of use from residential to B1 office use in July 2003. All further planning enquiries should be made to the Planning Department of Kirklees Council on 01484 221000.

PRICE

Offers are invited for the long leasehold interest.

VIEWING

For further information or for an appointment to view the property internally please contact Jonathan Aspinall on:

Tel: 0113 245 8454
 Email: jonathan.aspinall@edwardsymmons.com

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