



Yorkshire's
Finest

A Collection of Yorkshire's Finest Homes

Thornleigh, Leeds Road
Liversedge



Thornleigh, Leeds Road Liversedge

Offers In Region Of £650,000

THORNLEIGH OFFERS GREAT COMMERCIAL AND RESIDENTIAL OPPORTUNITES WITH POTENTIAL FOR A LARGE DETACHED DWELLING OVER EXISTING SWIMMING POOL 2019/62/90968/E

THE HOUSE AND GARDEN CAN BE AVAILABLE UNDER SEPARATE NEGOTIATION FROM THE PLOT IF SO DESIRED.

Thornleigh is a large detached period family home with 5 bedrooms, 4 reception rooms, ample off road parking, swimming pool and accompanying outbuildings. Arranged over 3 floors, it further includes a utility room on the lower ground which offers refurbishment opportunities to convert into a work room, games room or gymnasium, especially as it benefits from a shower already established.

The property has commercial consent to run a successful beauty business, the size of the property added to the fantastic location with passing traffic and great roadside presence is further improved with plenty of parking and well established foliage offering secured privacy to any future business and home. Please refer to the above planning reference number.

The property sits in large grounds which includes a swimming pool and required outbuildings such as changing facilities, store room and plant room. There is planning permission for the erection of a detached dwelling with garaging over the current swimming pool and some of the grounds (proposed boundary plan is shown) this is especially appealing for those looking to be close to relatives or those looking to convert Thornleigh into an entire business venture and invest in a new build development.

Planning Reference Number 2019/62/90968/E

KEY FEATURES

Throughout the property has a high specification in décor which remains sympathetic to the heritage of the property and includes Farrow and Ball paint, Mulberry fabric, reconditioned original flooring in the hallway, ornate coving and mouldings and sash windows.

The owners have reconfigured the layout to the ground floor, providing a dining kitchen with doors out to the garden. The solid wood flooring has been entirely insulated whilst a bespoke kitchen is equipped with a Falcon range oven, Belfast sink, American fridge freezer and dishwasher.



Further ideas on alterations have been considered so please do speak to the owners regards architect drawings they have had produced.

Three reception rooms to the ground floor have generous proportions and fabulous décor. The drawing room is currently the treatment room for the business and has a beautiful fireplace. We have been informed that gas has been piped to all rooms throughout the house. The drawing room has a low level horizontal radiator running beneath the large bay window.

The vast majority of all windows throughout the property are double glazed aside from the ground floor cloakroom and the detailed stained glass window on the 1 / 2 turn landing.

All bedrooms to the first floor have a washstand in situ with the master bedroom having the best example of a period suite we have ever seen. Truly eye catching with roll top footed bathtub, Charlotte high level cistern, ceramic bathroom vanity with dual sinks and oval ringed shower with ornate fixed rainfall shower head.

Aside from the washstand facilities, the remaining four bedrooms have use of the house bathroom with tiled bath sides, wash basin with pedestal and low level w.c. The bath is furnished with a shower tap mixer.

The lower ground floor is currently used as the utility room and has a contemporary shower.

This section of the property would be perfect for refurbishment to become a gymnasium or games room.

Gas is piped throughout the house however the central heating for the property is oil fired. Externally, the property has parking both to the front and to the side of the property.

There is ample space for several vehicles which further suggests the commercial capabilities of this property.

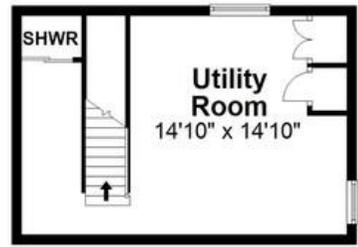
A large outdoor swimming pool with changing facilities sits within the spacious gardens. This area of the grounds also has passed planning permission for a detached family home. Within the brochure sits the boundary outline of the proposed plot. A lane to the side of the property falls within the boundary lines of Thornleigh with the property retaining 1/2 of the lane in their curtilage.



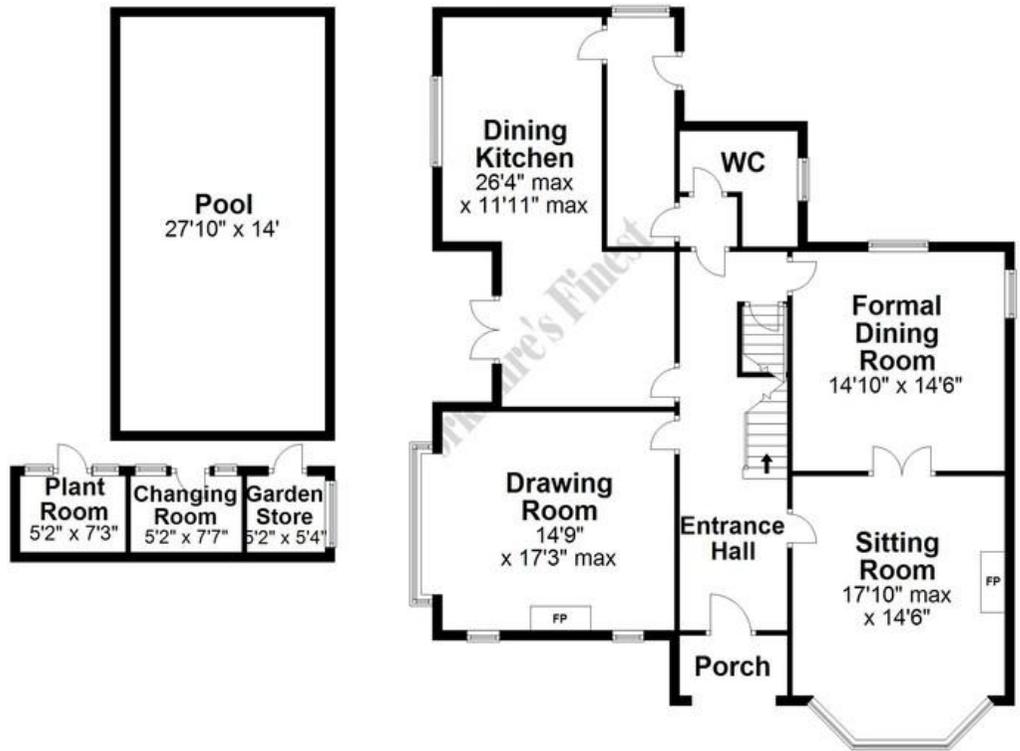
The surrounding area is ringed by countryside and appreciates popular farm shops and garden centres as part of a much-desired village lifestyle. Thornleigh is closely located to regarded schooling, including Spen Valley High School and Millbridge Junior, Infant and Nursery School and Heckmondwike Grammar school is only 5 minutes car journey. The area is peppered with local amenities and attractions including Dewsbury Country Park, Ponderosa Zoo and the ever popular Whiteley's Garden Centre. The property has the added benefit of Birstall Retail and Entertainment Park being located less than 2 miles away, and a choice of gastro-pubs including the famous Old Mill Pub within a 5-mile radius. Close to motorway networks accessing the M62 and M1, and easily accessible to Leeds, Huddersfield and Wakefield within 10 miles in a car. Both Huddersfield, Dewsbury and Leeds are served with train stations that offer fabulous commuter links.



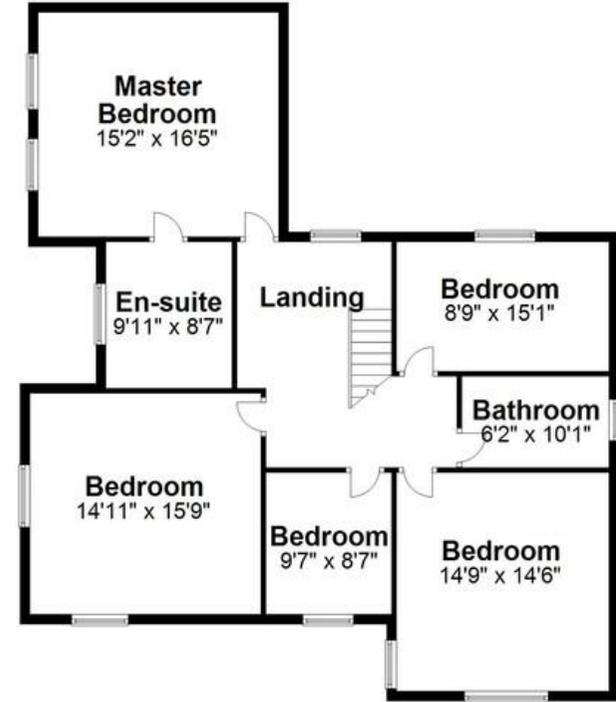
Lower Ground Floor
Approx. 333.5 sq. feet



Ground Floor
Approx. 1475.3 sq. feet



First Floor
Approx. 1269.2 sq. feet

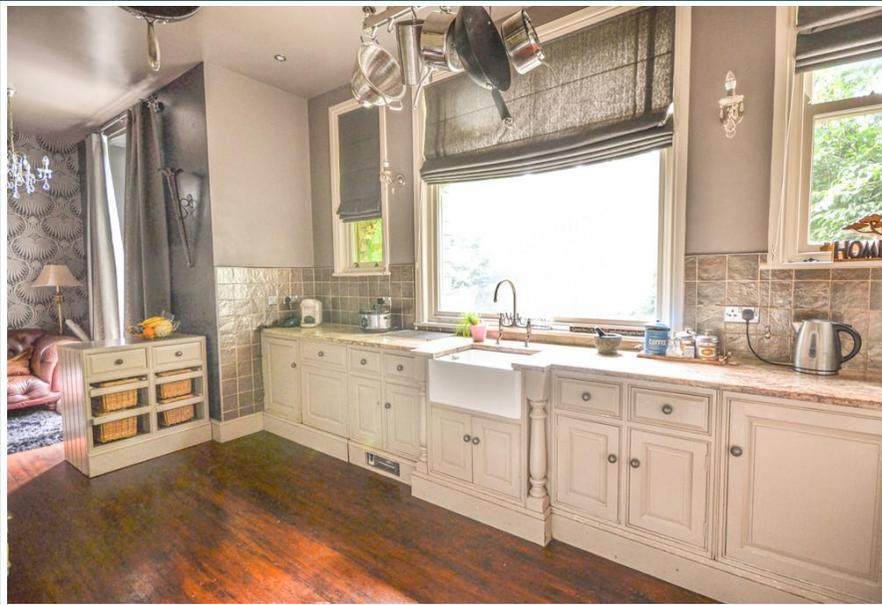


Total area: approx. 3078.0 sq. feet

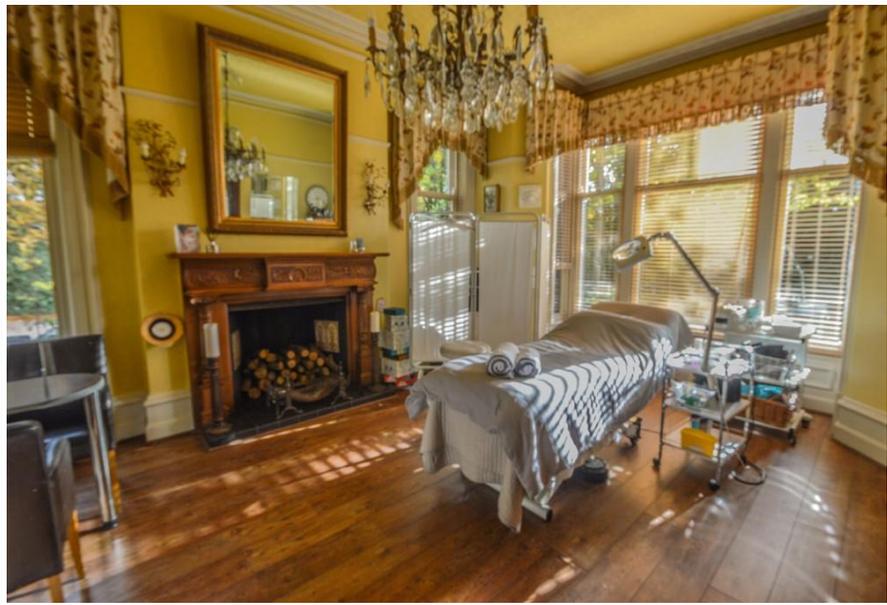
Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.

Thornleigh , Leeds Road, Liversedge

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the vendor. The agents have not had the sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.
MEASUREMENTS: All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc.

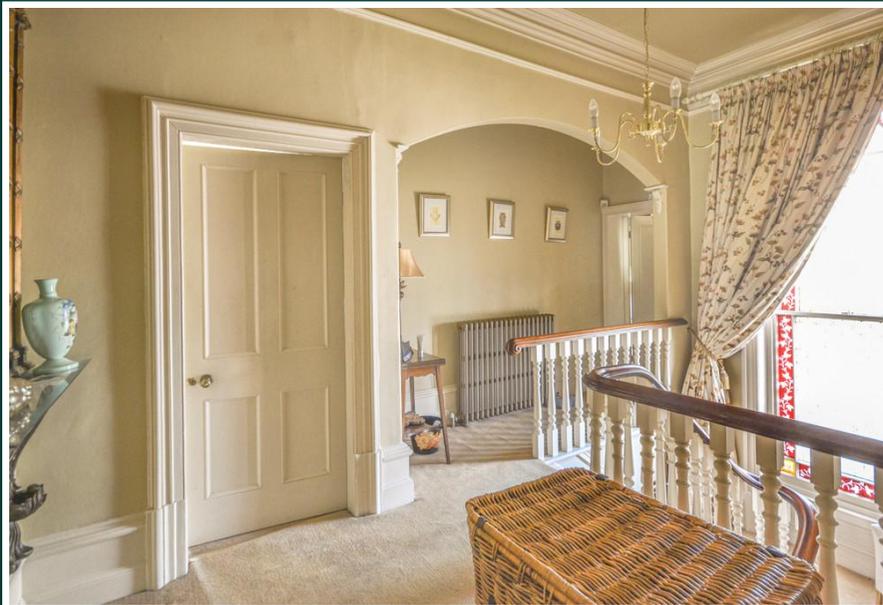


601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



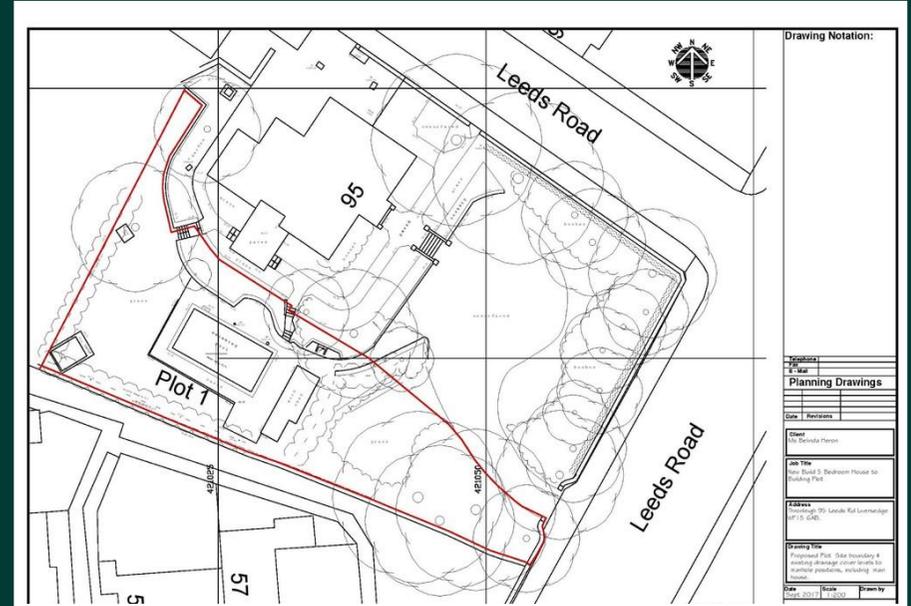
601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



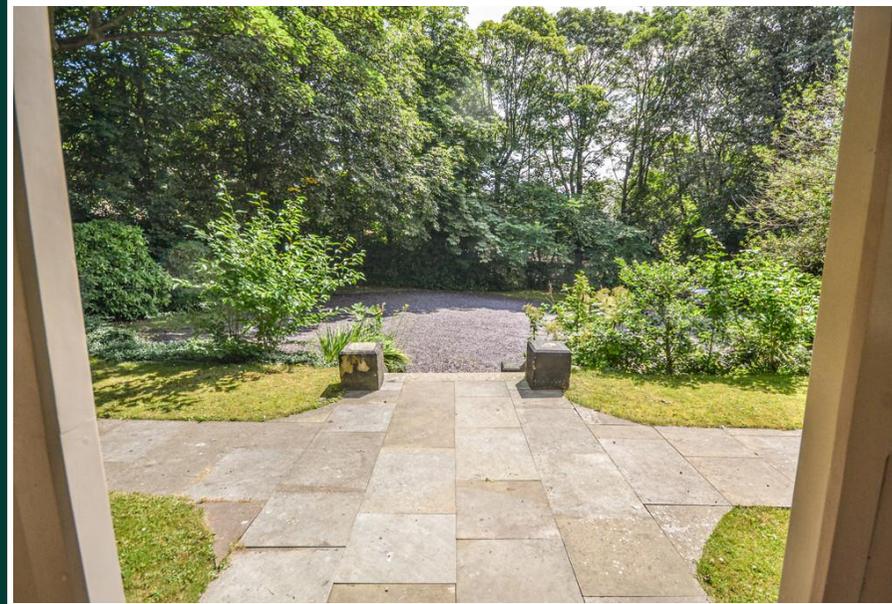




601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
 Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org