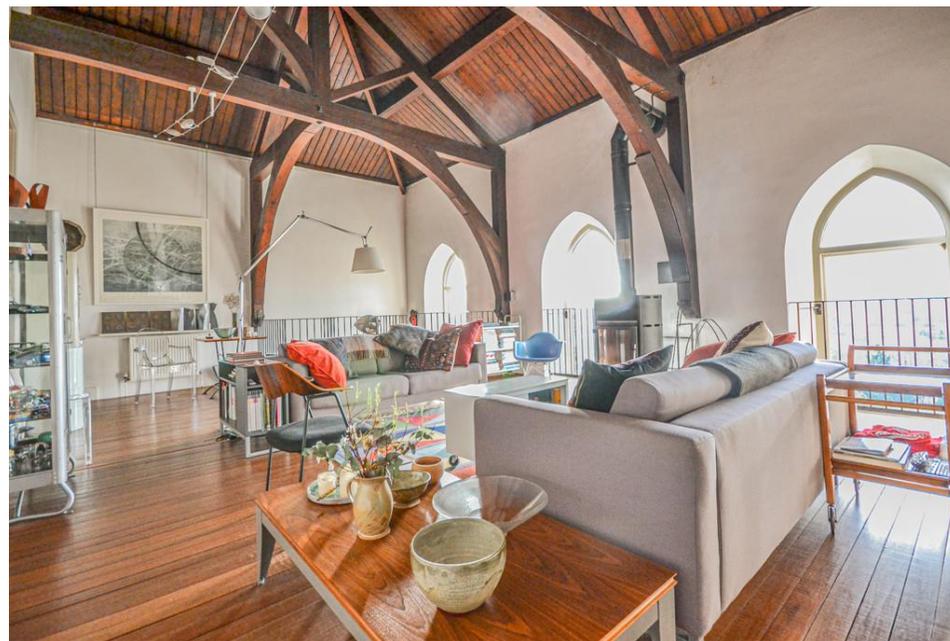




Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Providence House
Lascelles Hall Road, Huddersfield



Providence House

Lascelles Hall Road, Huddersfield

Offers Over £800,000

A GREAT TRANSFORMATION HAS BEEN ACCOMPLISHED BY THE CURRENT OWNERS, PRODUCING A UNIQUE PROPERTY WHICH CURRENTLY HAS 3 BEDROOMS BUT THE POTENTIAL FOR 5 OR MORE. TO THE REAR ARE SPACIOUS GARDENS WITH A MODERN SUMMER HOUSE WHERE YOU CAN SIT AND ENJOY THE PICTURESQUE VIEWS.

PROVIDENCE HOUSE IS A SPECTACULAR CONVERTED CHAPEL PROVIDING UNIQUE EXTENSIVE 5000 SQ FT OF ACCOMMODATION ARRANGED OVER 3 FLOORS WITH SPECTACULAR WEST FACING VIEWS.

THE GROUND FLOOR ALSO HAS A KITCHEN, BEDSITTING ROOM AND UTILITY THAT CAN EASILY BE USED AS SEPARATE ACCOMMODATION FOR MULTI-GENERATIONAL LIVING OR AN ANNEXE FOR VISITING GUESTS.

PROVIDENCE HOUSE IS A PROPERTY FULL OF CHARACTER, ARRESTING ARCHITECTURE AND ORIGINAL FEATURES SENSITIVELY CONVERTED TO PROVIDE A BEAUTIFUL HOME.

ATTACHED AT THE NORTHERN GABLE OF PROVIDENCE HOUSE IS THE OLD SUNDAY SCHOOL, A LARGE SPACIOUS BUILDING OF AROUND 1500SQ FT WITH A VAULTED ROOF AND 2 FURTHER STORAGE CELLARS TO THE GROUND FLOOR.

A great transformation has been accomplished by the current owners, producing a unique property which currently has 3 bedrooms but the potential for 5 or more. To the rear are spacious gardens with a modern summer house where you can sit and enjoy the picturesque views.

Providence House is a spectacular converted chapel providing unique extensive 5000 sq ft of accommodation arranged over 3 floors with spectacular west facing views.

The Ground floor also has a kitchen, bedsitting room and utility that can easily be used as separate accommodation for multi-generational living or an annexe for visiting guests.

Providence House is a property full of character, arresting architecture and original features sensitively converted to provide a beautiful home.

Attached at the northern gable of Providence House is The Old Sunday School, a large spacious building of around 1500sq ft with a vaulted roof and 2 further storage cellars to the ground floor.



The former Sunday School has huge scope to expand the current living accommodation or subject to the appropriate planning permission use as a workshop, conversion to offices, other business use or residential property development.

The main residential section of Providence House is cleverly designed to incorporate a large light filled sitting room with arched windows that showcases the spectacular original pitch pine beamed architecture. Located on the top floor of the building this room is perfectly positioned to take full advantage of the amazing far reaching views towards the Pennines. The sitting room is centred around a large contemporary Danish log burning stove that enhances the overall aesthetics. Connected to this room is one bedroom, a dressing room, a bathroom and a large mezzanine studio with north light roof windows and a spiral staircase leading to the first floor.

The current studio is another striking residential space that provides further scope for new owners to utilise to their own requirements and links perfectly with an enclosed patio that leads to the gardens and summerhouse.

The first floor incorporates another bedroom, a workroom, 2nd bathroom, dining kitchen, home office and reception room. This area again provides extensive flexible space for purchasers to modify to their own specification. The dining kitchen also has a lovely snug seating area, and the kitchen is installed with a good range of wall and base cabinets and a cast iron wood burning stove. The whole design of the raised kitchen area is again intended to allow you to take full advantage of the far-reaching views.

On the ground floor the family/bedsitting room with a separate kitchen also has the scope to be advertised as an Airbnb (subject to the usual constraints) possibly offered as rentable lodgings or could easily be adapted to enjoy the benefits of multi-generational living. With direct proximity to the utility room c/w washing machine, dryer, toilet and shower this area is a great asset to the property.

Externally, there is an enclosed paved patio with planted raised beds that leads to the generous garden. Accessed internally from the current studio, the private gardens that sit behind the property have a great viewpoint across Huddersfield and a contemporary summerhouse. Forming the boundary of the garden is a stock proof post and rail fence planted with a range of traditional hedgerow shrubs including hawthorn, holly, wild roses and blackthorn. To the side and rear of the garden is open farmland and natural woodland. The garden also has several trees including white beam, holly, cherry, silver birch and apple.

There are also a number of well stocked raised beds planted with a variety of mature evergreen flowering shrubs and a small pond. One of these mature beds screens the left-hand side of the unique summerhouse and raised deck that provides a beautiful setting for al fresco dining and enjoying the scenic views.

To the side of the Old Sunday School sits an enclosed flat area which provides the ability for off road parking for numerous cars.

With the fields behind and plenty of space to enjoy those summery days, Providence House is a unique home with style and enormous potential for any buyer.



HISTORY OF PROVIDENCE HOUSE

Providence House was previously named Providential Chapel originally built by the Methodists in 1814 and then rebuilt in 1889. The attached Sunday School was built in 1876 and the chapel pulpit is now in Tolson Museum. A carved foundation stone adorns the south end elevation next to a row of terraced weaver's cottages.

LOCATION

Lascelles Hall was once a very small village which originally grew as a hamlet of weavers' cottages around the manor house that gave it its name.

Founded in 1825 Lascelles Hall Cricket Club is one of the oldest clubs in Yorkshire and has a remarkable history of success, given in part to its origins from the textile industry.

The area is well served by two local junior infant and nursery schools Lepton CE Primary Academy and Rowley Lane School.

Huddersfield Grammar School is within 5 miles and different school buses collect students for Queen Elizabeth Grammar School (12 miles from the property) and King James School (2 miles away) on Wakefield Rd (just a 2 minute walk away at the bottom of Lascelles Hall Rd)

Near to the property is the popular Grade II listed Beaumont Arms pub serving Real Ale, Lager, Gin and a wide range of other drinks along with an extensive food menu and in a setting overlooking Kirkheaton Parish Church and green fields.

Castle Hill, Huddersfield's most prominent landmark, can be seen from the property and stands on a hill above the scenic landscape of Woodsome Valley which encompasses Woodsome Hall Golf Club. Huddersfield is a University town with an annual Internationally renowned Contemporary Music Festival and The Lawrence Batley Theatre hosts touring Dance, Drama and Comedy performances.

The internationally renowned Yorkshire Sculpture Park is just 20 minutes away at West Bretton, the Hepworth Gallery is 25 minutes away in Wakefield and Leeds city Art Gallery & The Henry Moore Institute are just north off the M1.

In a beautiful location, the property enjoys a great sense of community and easy access to the local walks in the countryside whilst being well positioned for good local transport links and a wide variety of shops and restaurants. It is also located just 20 minutes from the M1 and M62, both can be accessed in under 12 miles. Just 3 miles away Huddersfield railway station has direct mainline connections to Leeds, Wakefield, York, Manchester Piccadilly, Manchester Airport and Liverpool Lime St.

Wakefield Westgate and Kirkgate stations provide a 2 hour direct rail link to Kings Cross, London (directly adjacent to Paddington and its Eurotunnel rail services).

The property also benefits from high speed fibre optic internet connections from Virgin Media and recently installed City Fibre.

AGENT NOTES

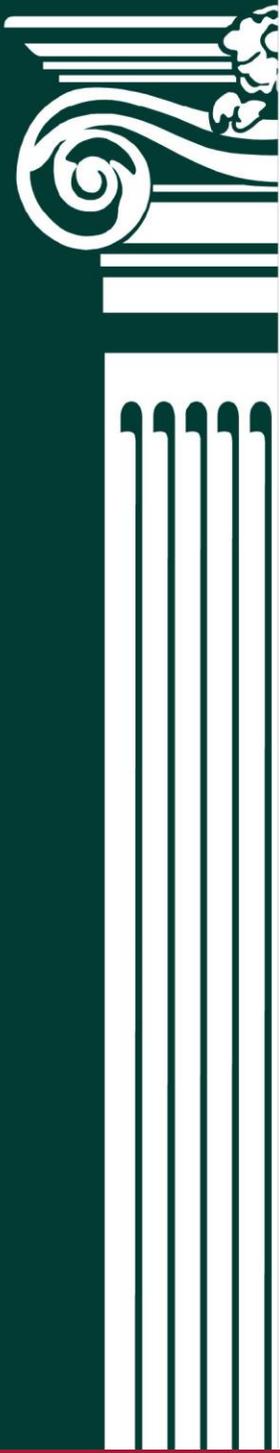
1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

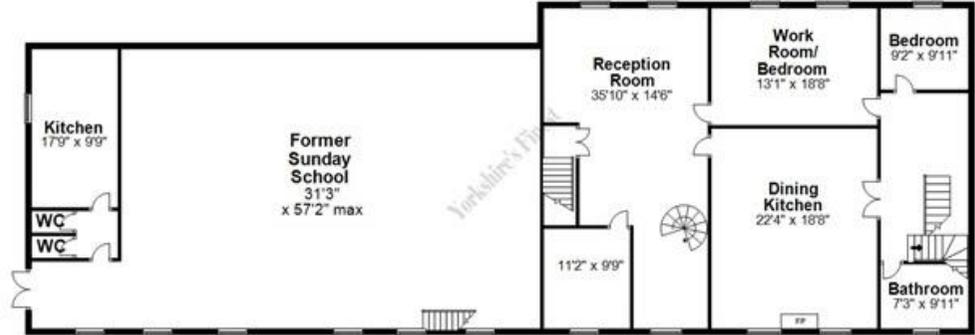
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



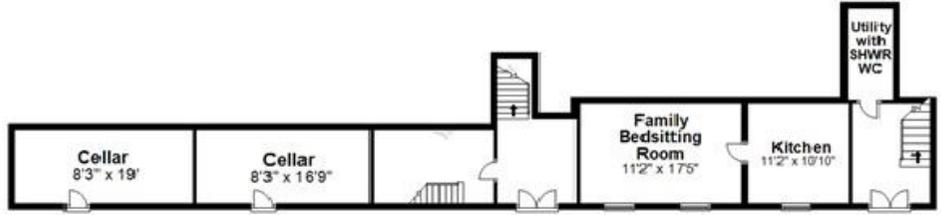
Top Floor
Approx. 1788.5 sq. feet



Middle Floor
Approx. 3509.5 sq. feet



Bottom Floor
Approx. 882.7 sq. feet



Total area: approx. 6197.6 sq. feet
Sketch Plan For Illustrative Purpose Only. All measurements of walls, doors, windows, fittings, and appliances including fire work and cabinetry are shown conventionally and are approximate only. This cannot be regarded as being a representation of the facts. No part of this Energy Assessment Plan should be relied upon.

Providence House, Lascelles Hall Road, Huddersfield



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



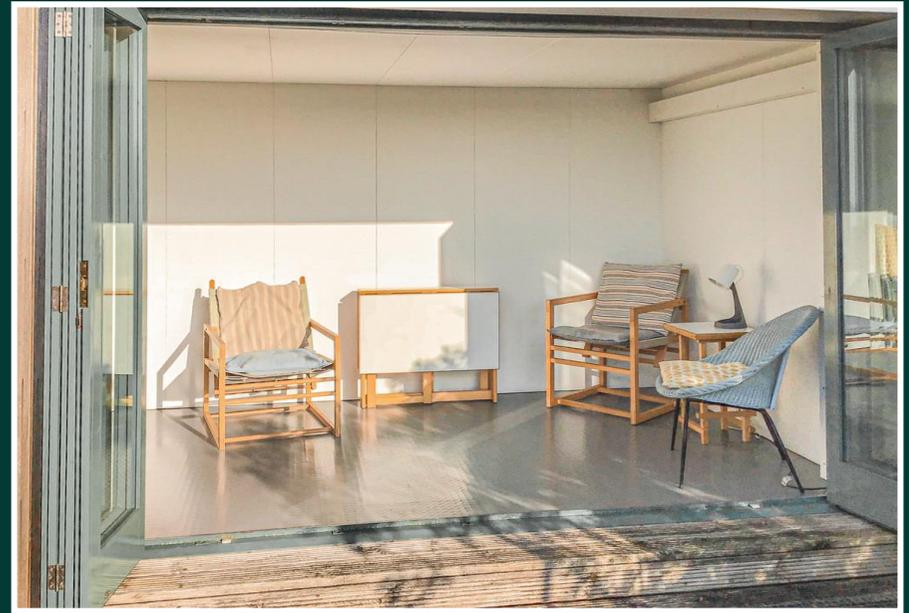
601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



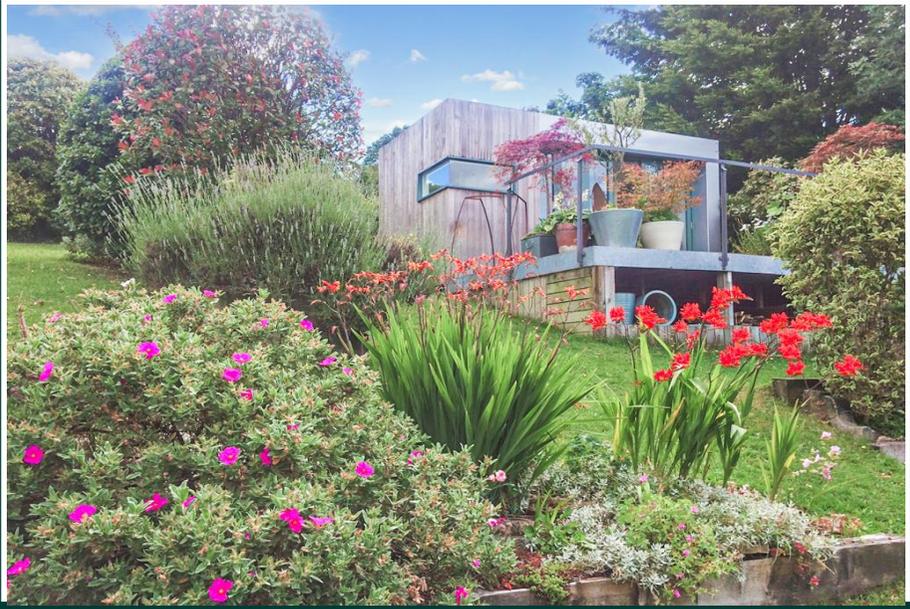


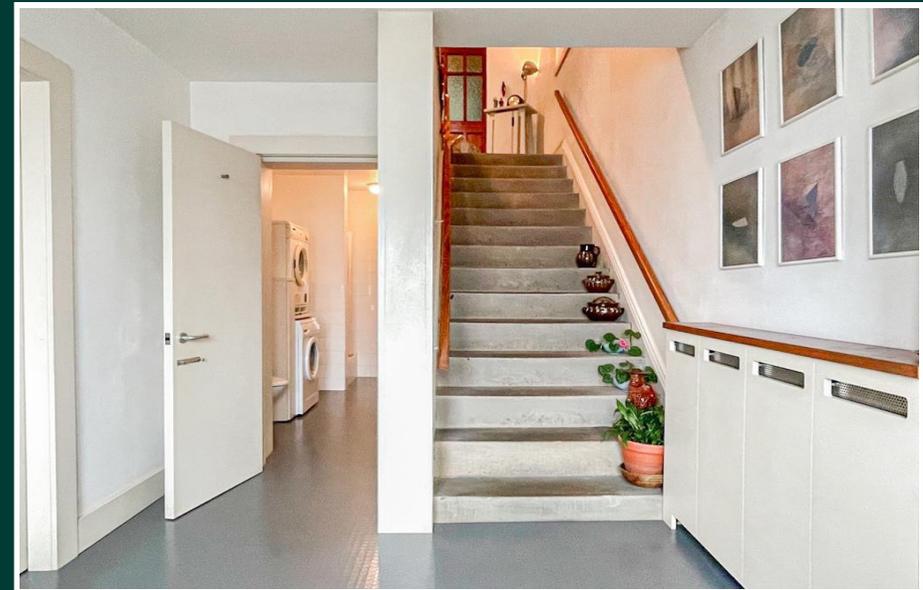


601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



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



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