



Holmleigh, 35 Grosvenor Road, Batley, West Yorkshire, WF17 0LN

Ideally situated in a highly regarded residential area this impressive property still retains many original features and offers an increasingly rare opportunity to purchase a period property with spacious living accommodation arranged in a highly practical way. An early viewing is highly recommended to fully appreciate everything this fabulous property has to offer.

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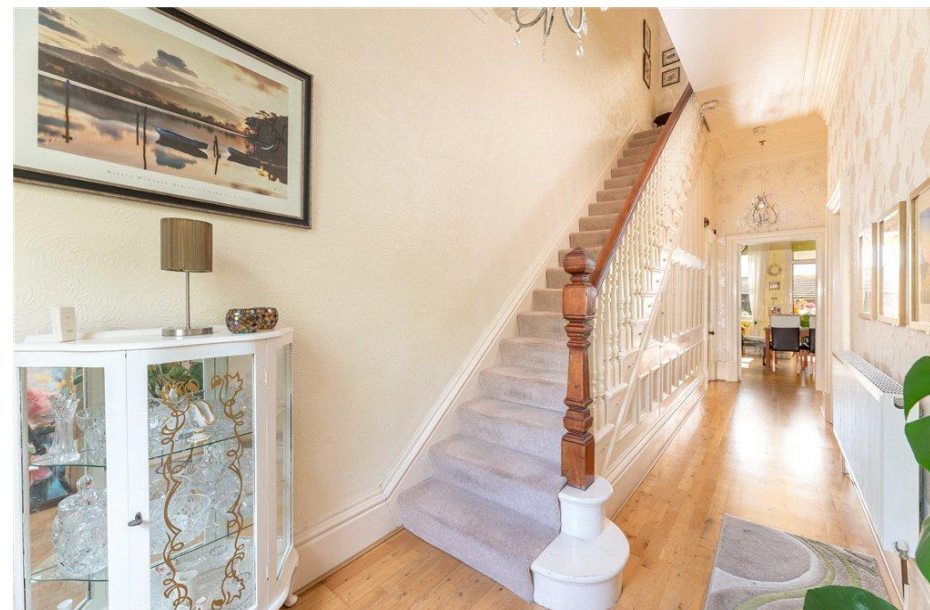
General Remarks

An impressive mid-terrace property offering spacious and highly flexible living accommodation arranged over three floors plus a cellar. Seamlessly combining a wealth of period features (including an original 'naughty step') with everything required for modern living it would make a fabulous family home and a viewing is essential.

The ground floor accommodation comprises;- spacious entrance hall with a wooden floor that extends through to most of the ground floor, large living room which enjoys plenty of natural light through the bay window and has a multi-fuel burner inset to the fireplace and a full width dining kitchen with access to the rear garden.

The well-appointed kitchen has fitted wall and base units, granite worktops, centre island with integrated dishwasher and included with the sale is a Rangemaster oven and American style fridge freezer.

To the first floor there are three generously proportioned bedrooms, two of which have original feature fireplaces and fitted wardrobes, the rear facing master bedroom enjoys fabulous far-reaching views and has an en-suite shower, WC and wash basin. The family bathroom has a four-piece suite including a shower cubicle, bath with centre taps and a useful linen cupboard with a second storage cupboard below. The landing has an original stained-glass window to the ceiling and provides access to the second floor.



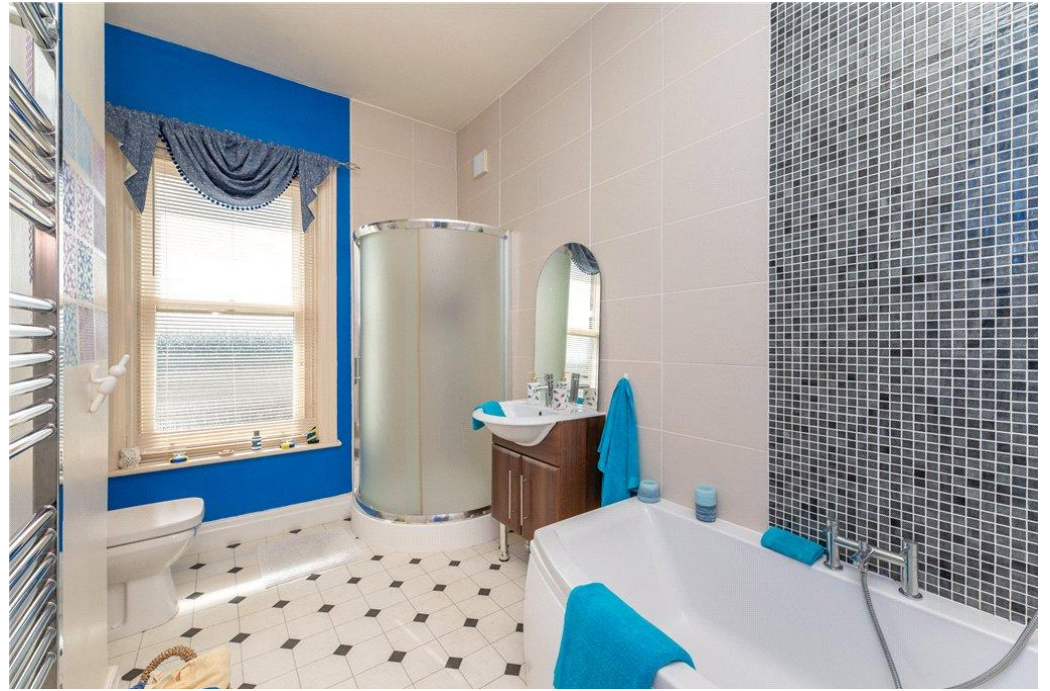
On the second floor there are a further two double bedrooms, one having the original feature fireplace and both benefitting from fitted wardrobes and under-eaves storage. Completing this floor is a part-tiled Jack & Jill bathroom having a three-piece suite including bath with shower attachment. The landing provides access to a boarded loft which is complete with retractable ladder and offers an additional storage space.

The property benefits from having a good-sized cellar with plumbing for a washing machine, space for a tumble dryer and the potential for further development.

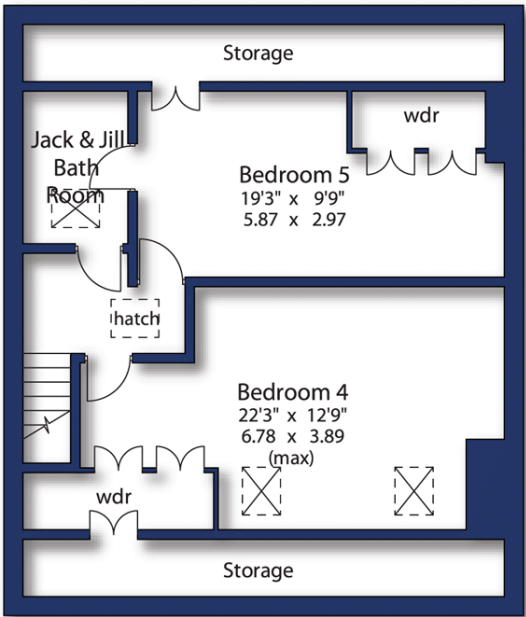
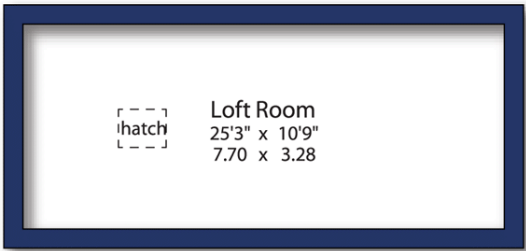
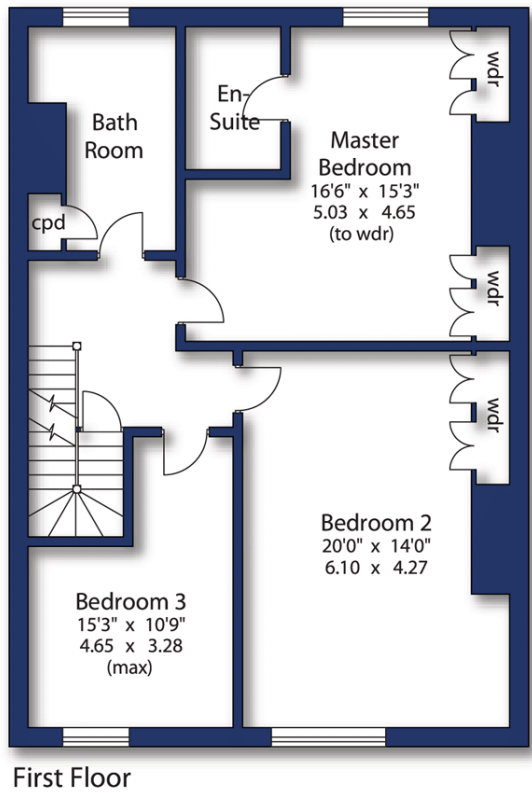
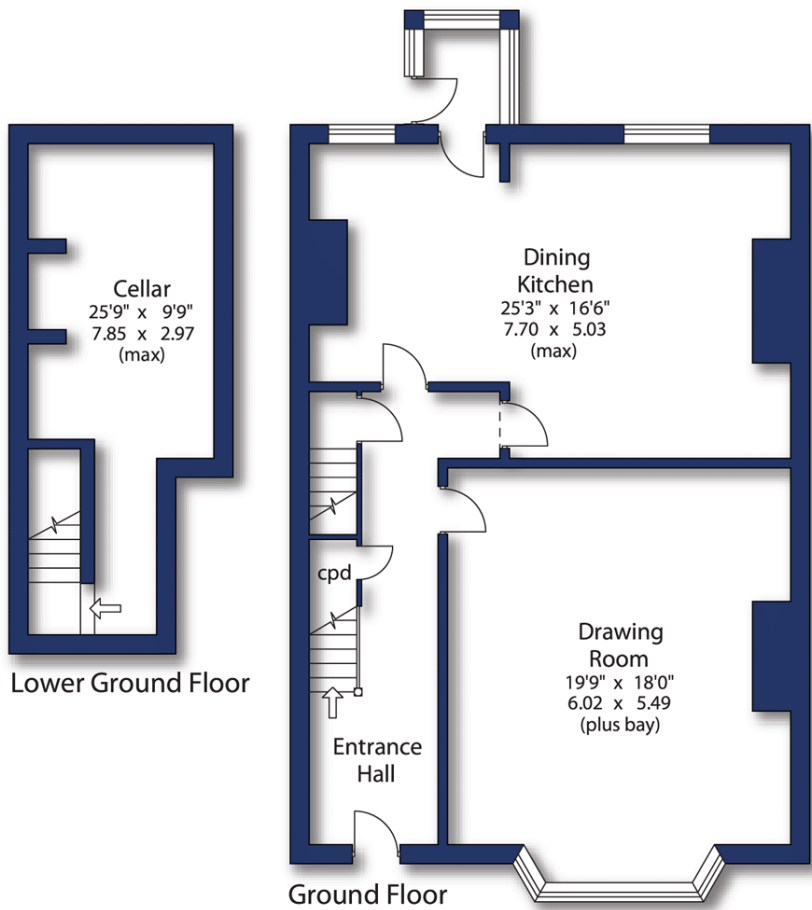
Externally, the front garden is laid to lawn with borders well stocked with established plants and bushes. The rear garden is South-West facing and is an absolute suntrap having a lawned area, Yorkshire stone path, decked area and patio which combine to provide the perfect space for relaxing, entertaining or alfresco dining. Completing this fabulous space are a number of outbuildings including the original gardeners shed, woodshed, coal shed and WC. Separate to the property there is off-street parking leading to a double length garage.







Floorplans





Local Authority & Council Tax Band

- Kirklees Council
- Council Tax Band D

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Garage and on-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

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