



cornerstone
ESTATE AGENTS

Wakefield Road
Huddersfield



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Huddersfield

Offers In Region Of £400,000

CORNERSTONE ESTATE AGENTS IS DELIGHTED TO PRESENT THIS EXCEPTIONAL THREE-STORY, DOUBLE-FRONTED COMMERCIAL AND RESIDENTIAL PROPERTY TO THE MARKET. THIS VERSATILE PREMISES FEATURES A SPACIOUS SHOP/OFFICE SPACE ON THE GROUND FLOOR, A WELL-APPOINTED TWO-BEDROOM LUXURY APARTMENT ABOVE, AND A GENEROUS PARKING AREA TO THE REAR—MAKING IT AN OUTSTANDING INVESTMENT OPPORTUNITY WITH SCOPE TO SPLIT THE GROUND FLOOR INTO TWO SEPARATE BUSINESS PREMISES AS IT WAS ORIGINALLY TWO SHOPS. BUILDING FOR SALE NOT THE BUSINESS.

The ground floor commercial space offers a welcoming frontage with easy rear access. Below, the lower ground floor provides additional flexibility with a kitchen, office, multiple storage rooms, and three WC facilities, catering perfectly to a range of business needs.

Above the shop, the beautifully designed luxury apartment delivers high-spec contemporary living. This stunning residence boasts two generously sized double bedrooms, each with fitted wardrobes, along with a luxury bathroom featuring both a double shower and a separate bathtub. The fully equipped high-end kitchen includes modern appliances such as an oven and dishwasher, while a separate utility area comes complete with a washer-dryer for added convenience. Fibre broadband is available, ensuring seamless connectivity. The apartment also benefits from its own private entrance and a dedicated parking space.



Located in a prime and convenient setting, this property sits above the commercial unit, ensuring peaceful evenings and Sundays. Public transport links are excellent, with a bus route nearby, while an array of local amenities are just a short walk away. These include a mix of trendy bars and restaurants, alongside popular everyday conveniences like McDonald's, Domino's, Aldi, and M&S Foodhall. The area is also home to various essential services, including hairdressers, barbers, beauty salons, opticians, a doctors' surgery, a pharmacy, and more.

This outstanding property seamlessly blends business potential with luxury living, making it an ideal choice for investors, entrepreneurs, or those seeking a unique live-work opportunity.

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 endeavor 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 CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

ADDITIONAL INFORMATION

EPC: TBC

Tenure:

Parking: Off Road

UTILITIES

Electric: Mains

Gas: Mains

Water: Mains

Heating: Gas

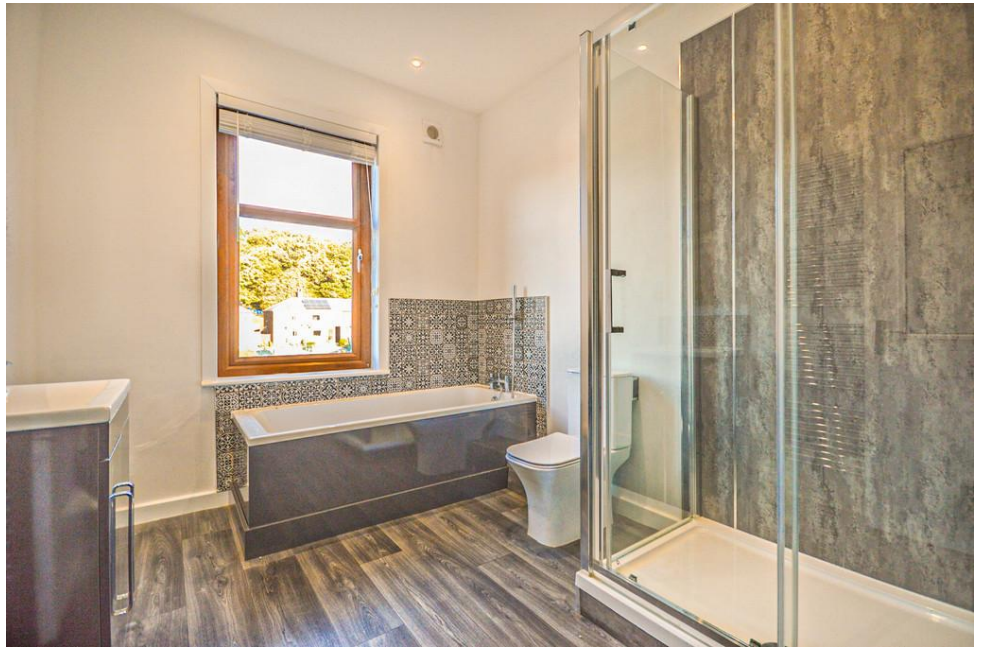
Broadband: Fibre to the Cabinet Broadband

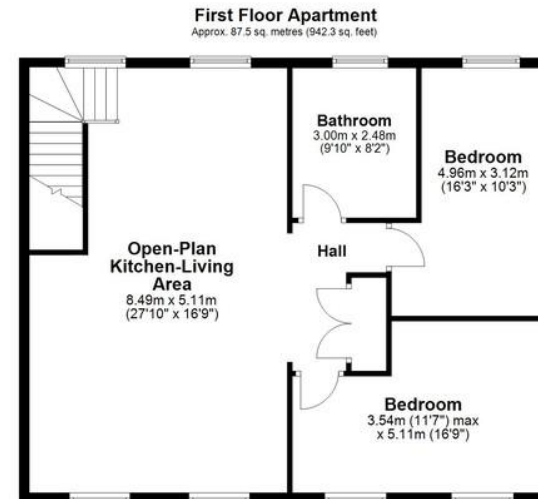
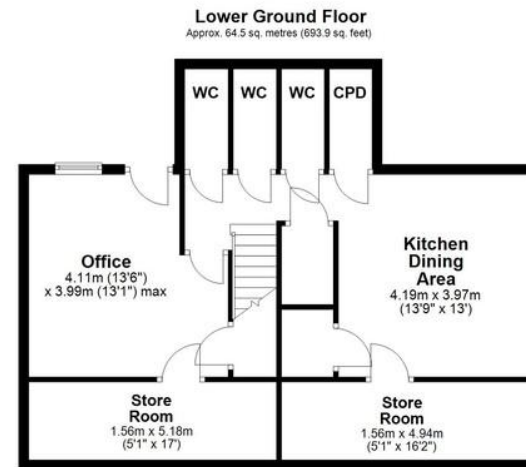
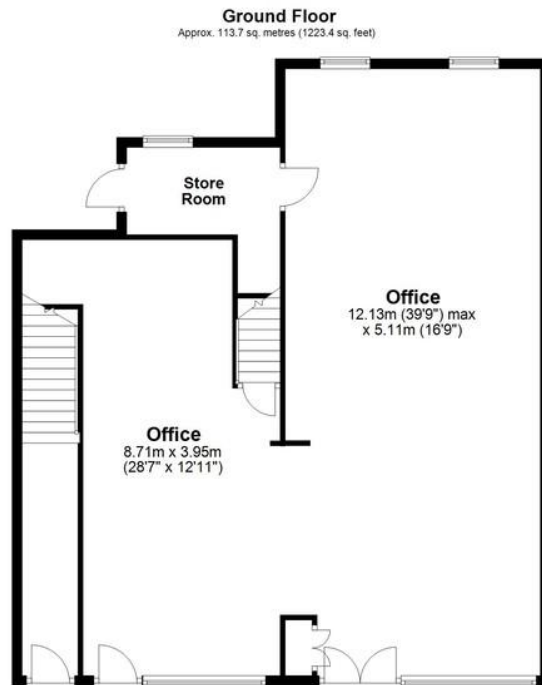
Mobile Coverage: 4G/5G check with your provider

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Total area: approx. 265.7 sq. metres (2859.6 sq. feet)