



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

Vernon House, Vernon Road
Heckmondwike



Vernon House Vernon Road Heckmondwike

Offers Over £425,000

THIS SUBSTANTIAL FOUR BEDROOMED HOME BUILT IN THE 1870'S HAS REAL PRESENCE WITH NUMEROUS ORIGINAL FEATURES. TO INCLUDE BLACK PAINTED IRON RAILINGS AND ELABORATE FINIALS, MOUNTED ON A STONE PERIMETER WALL. THE BUILDING REFLECTS AREAS OF STYLE THROUGHOUT THE AGES AND FASHIONS WHICH BLENDS TO THE HISTORY OF THE AREA.

Through the double gated black iron ornate gates which leads you to the front of the house with equally portioned façade with mature planting as you are greeted with the original door. Flanking to the sides of the main entrance are two equally sized formal reception rooms.

Entering the home, there is original Victorian tiled flooring throughout the hallway and impressive mahogany staircase. The formal reception rooms are equal in size with original pine insulated flooring. With high ceiling heights, conducive to the period, both rooms display original elaborate ceiling roses and coricing along with single-glazed stained glass art deco period windows. One with a working fire place, the other with gas fired burner stove.



The kitchen hosts original handmade storage cupboards and pantry. Nestled in the fire place is a working Aga, royal blue with an additional cooker with room for an island or large kitchen table. Opportunity to extend out of the kitchen to the outhouses. Leading from the kitchen to the cellar which has electrics, plumbing with a Belfast sink and useable storage.

The first floor houses the bedroom and family bathroom, all fitted with art deco period stained glass windows. The large and light main bedroom boasts original wooden flooring, mid-century fireplace and has a dressing room located next door.

The family bathroom hosts a white suite with chrome furniture and a separate power shower. Impressive floor tiles with the design in keeping with period features of the property.

This home is spacious and light with original period features throughout, including deep skirting boards, original coving and elaborately moulded window frames.

EXTERIOR

This walled garden and patio are surrounded with established trees and borders which provides a private entertainment space and oasis from the outside world. Behind the rear wall is a quiet park area that leads onto the local Greenway. The outdoor building in the garden has utility facilities, working original toilet, another room with a fire place and a coal shoot area. The building has the potential to be utilised to join the kitchen or developed into a working office.

LOCATION

On the edge of Heckmondwike and Liversedge, the surrounding area is ringed by countryside and appreciates popular farm shops and garden centres as part of a much-desired community lifestyle. Vernon House is ideally situated for primary and secondary schools, including Heckmondwike Grammar, ranked in the top 10 schools in Yorkshire. 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 4 miles away, and a choice of gastro-pubs and restaurants including The Gray Ox Country Pub within a 3-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 and Dewsbury are served with train stations that offer fabulous commuter links.



WHAT3WORDS

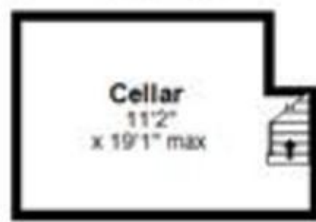
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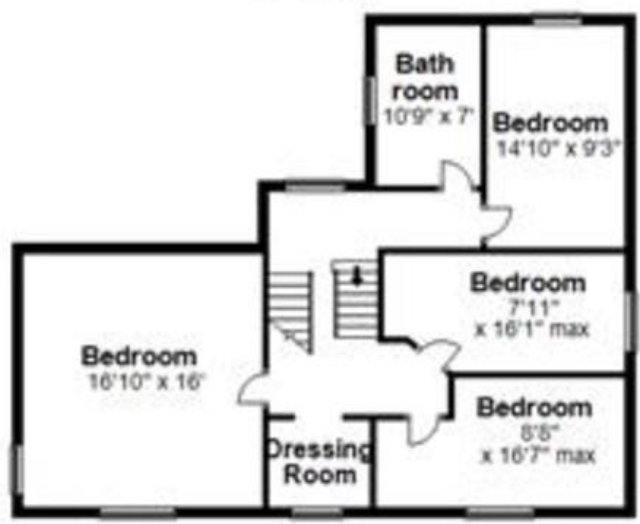
Cellar
Approx. 750 Sq. Feet



Ground Floor
Approx. 1525 Sq. Feet



First Floor
Approx. 907 Sq. Feet



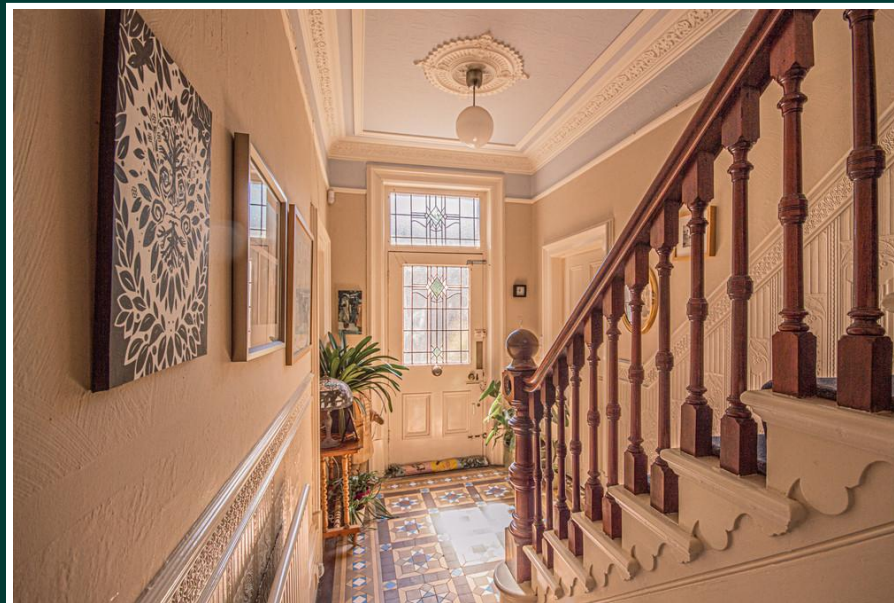
Total area: approx. 2680.5 sq. feet

Search for the accurate Floorplan Only, all measurements of walls, doors, windows, fittings and appliances including floor area are based on actual conditions and are approximate only. This cannot be regarded as being a representation of the facts.
No claim is made for accuracy.
Floor plan only - Plans only

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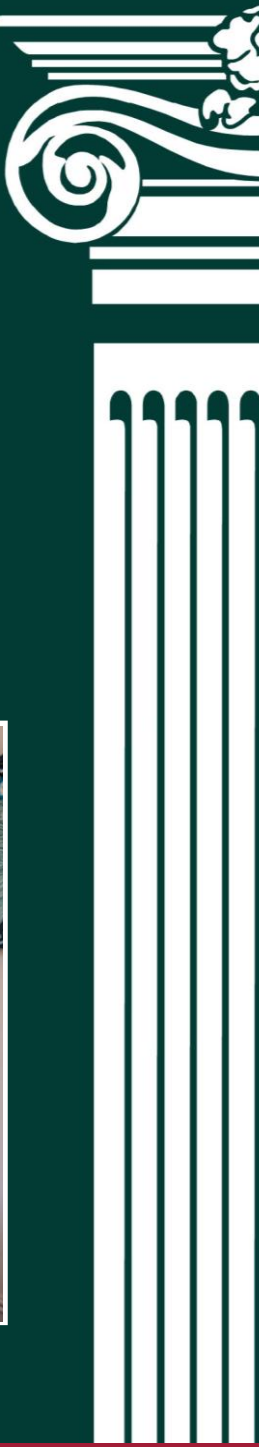


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