



27 Harrison Road, Halifax, West Yorkshire, HX1 2AF

Offers In The Region Of £250,000

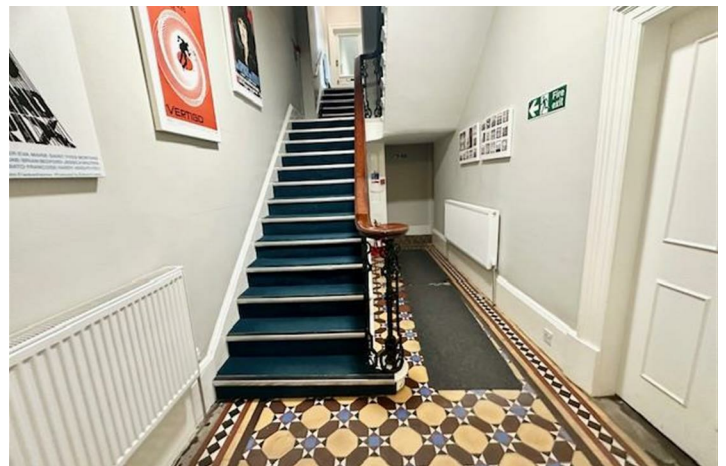
- : Town Centre Location
- : Office Accommodation on Four Floors
- : Period Features
- : total of 3952 sq ft (3672 sq m) of office space
- : Roof Renovated 2018
- : Large Period Terraced Residence
- : Parking To The Rear
- : Ideal For A Property Investor
- : uPVC Double Glazing & Gas Central Heating
- : Planning permission for use as residential purposes (25/56005/CLA3MA/PAAIMV)

27 Harrison Road, Halifax HX1 2AF

Situated in Halifax town centre this superb period residence is presently used as office space but has planning permission for use as residential purposes (25/56005/CLA3MA/PAAIMM). This spacious terraced residence has retained many period features and provides both excellent office space or residential accommodation over 4 floors and will be of special interest to the property investor. It has the benefit of designated parking spaces to the rear and provides excellent access to the Trans Pennine road and rail network linking the business centres of Manchester and Leeds. It is situated close to the Lloyds Banking Group offices and provides an excellent development opportunity for the right buyer. Very rarely does an opportunity arise to purchase an investment property in this extremely convenient location and as such an early appointment to view is strongly recommended.



Council Tax Band:



ENTRANCE FOYER

With cornice to ceiling, glass panelled door opens into the

RECEPTION

With cornice to ceiling, arched feature, one double radiator and a fitted carpet.

Door through to

MAIN OFFICE

34'11" x 13'1", 324'9" narrowing to 14'9"

With uPVC double glazed windows to the front and rear elevations. This was originally two reception rooms knocked through to make one large office space, three double radiators, period marble fireplace to one chimney breast, cornice to ceiling and a fitted carpet.

From the Office and Reception a glass panelled door opens into the

ENTRANCE HALL

With mosaic period tiled floor, cornice to ceiling, two double radiators.

From the Hall a door opens to

INNER HALL

With uPVC double glazed window to the side elevation and door to

SHOWER ROOM

With three piece suite comprising pedestal wash basin, low flush WC and shower cubicle. The shower room is extensively tiled around the suite and the floor with complementing colour scheme to the remaining walls, and one double radiator.

From the Inner Hall a door opens to

BOARD ROOM

11'7" x 14'10"

With uPVC double glazed windows to the rear and side elevations, period marble fireplace with cast iron fire on ceramic hearth, cornice to ceiling, one double radiator and a fitted carpet.

From the Entrance Hall a door opens to cellar head with steps leading down to the

STORE CELLARS

Providing excellent storage facilities.

HALL

With one double radiator.

From the Hall a door opens into

OFFICE

15'8" x 14'6"

With uPVC double glazed window to the rear elevation, two double radiators and a fitted carpet.

From the Hall there is an external door, a door to a store room. Door to

SMALL KITCHENETTE

Being fitted with modern wall and base units with matching work surfaces and a stainless steel single drainer sink unit. The kitchen is tiled around the work surface with complementing colour to the remaining walls.

From the Hall a door opens to

STOREROOM

8'8" x 10'8"

With Valant central heating boiler and external doors.

From the Entrance Hall a period staircase with fitted carpet leads to the Half Landing with Victorian skylight window, cornice to ceiling and fitted carpet, stairs lead to

LANDING

With one double radiator and a door to

KITCHENETTE

With uPVC double glazed window to the side elevation, fitted wall and base unit, stainless steel sink unit with mixer tap and matching work surface. The kitchenette is part tiled with complementing colour scheme to the remaining walls, and one double radiator.

From the Landing a door opens to a

SEPARATE TOILET

With white two piece suite comprising pedestal wash basin, low flush WC, uPVC double glazed window to the side elevation, one double radiator. Part tiled with complementing colour scheme to the remaining walls.

From the Landing a door opens to

OFFICE

11'6" x 15'2"

With uPVC double glazed windows to the rear and side elevations, cornice to ceiling, one double radiator and a fitted carpet.

From the Half Landing stairs continue to the

MAIN LANDING

With cornice to ceiling, one double radiator. From the Main Landing doors open into

FIRST FLOOR OFFICE SPACE

33'11" x 14'9" narrowing to 14'2"

This double office was originally two separate rooms and has uPVC double glazed windows to the front and rear elevations, cornice to ceiling, three double radiators and a fitted carpet.

From the Landing a door opens to

SMALL OFFICE

12'11" x 6'6", 190'3"

With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the First Floor Landing a door opens to stairs leading to the

SECOND FLOOR LANDING

With door to

OFFICE

13'1" x 16'7" restricted headroom

With Velux double glazed skylight window, and one double radiator.

From the Second Floor Landing a door opens to

OFFICE

12'7" x 17'3"

With uPVC double glazed window to the front elevation, one double radiator and a polished wood floor.

From the Second Floor Landing a door opens to

SMALL OFFICE

8'5" x 12'9"

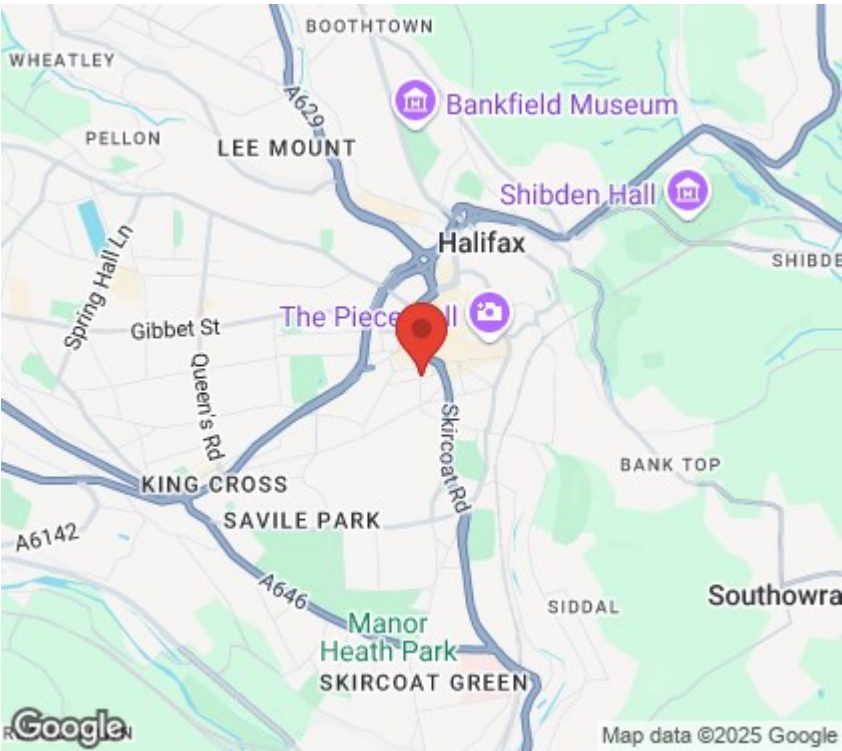
With uPVC double glazed window to the front elevation, one double radiator and a polished wood floor.

GENERAL

The property is constructed of stone and is surmounted with a blue slate roof. It has the benefit of all mains services gas water and electric with the added benefit of gas central heating with copper piping throughout and uPVC Double Glazing. It has a security alarm system, and fire alarm as well as all the data terminals required for a modern office. The property is Freehold and has a total sq. metre of 3672.

EXTERNAL

To the rear of the property there is designated parking for numerous vehicles.



Directions

SAT NAV HX1 2AF

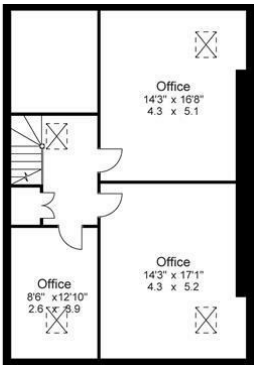
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

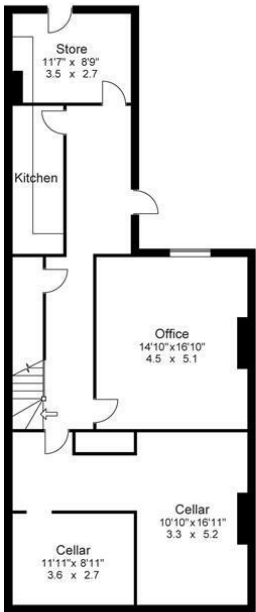
EPC Rating:

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

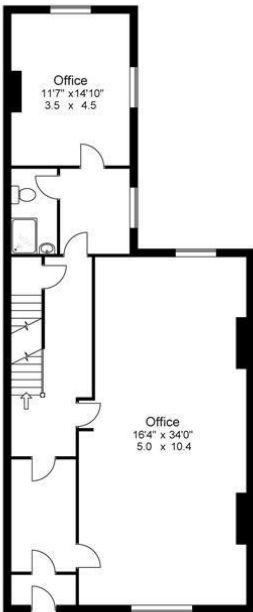
Approx Gross Floor Area = 3952 Sq. Feet
= 367.2 Sq. Metres



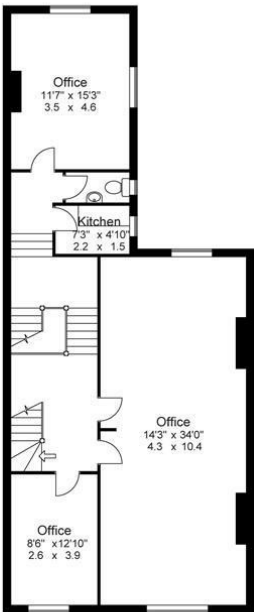
Second Floor



Lower Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.