

Fort Ann Road, Soothill, Batley, West Yorkshire, WF17 6LS
Auction Guide £430,000
Council Tax Band: G



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £430,000

Open House Estate Agents is proud to bring this former care facility in Soothill, Batley to the Open Market.

The site will appeal to a variety of purchasers and may lend itself to alternative medical use or social housing, subject to the necessary consents. The property occupies an L-shaped site which measures approximately 0.138 ha (0.34 acres). Internally, the property provides a total of eight bedrooms across two clusters.

The bedrooms are all configured over the ground floor and have shared kitchen and bathroom facilities. The total gross internal area is 294.00 Sq M (3,165 sq ft).

Location
The town of Batley has a population of approximately 43,000 and forms part of the Kirklees Metropolitan District, with the principal town being Huddersfield, which lies approximately 7 miles to the south west. The property is situated on the northern side of Fort Ann Road within the Lower Soothill suburb, approximately 1 mile to the east of Batley town centre. The surrounding area is predominantly residential with neighbouring properties mainly comprising low density terraced and semi-detached housing, with a new housing development opposite.

Accommodation
The property occupies an L-shaped site which measures approximately 0.138 ha (0.34 acres). Internally, the property provides a total of eight bedrooms across two clusters. The bedrooms are all configured over the ground floor and have shared kitchen and bathroom facilities. The total gross internal area is 294.00 Sq M (3,165 sq ft).

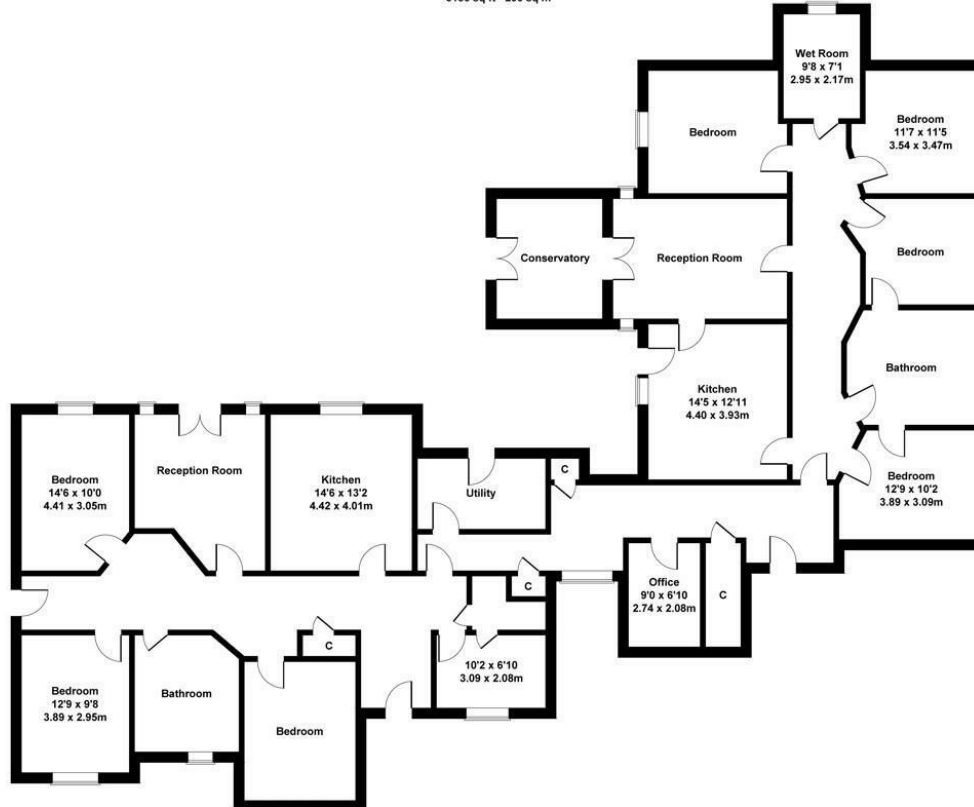
Tenure
Freehold. Title number WYK607928



Open House Huddersfield

Fernlea, 59 Fort Ann Road

Approximate Gross Internal Area
3186 sq ft - 296 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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	