Wm Sykes & SON EST. 1866

Offers in the region of

£285,000



Flat 3 Mansion House, Leas Gardens, Jackson Bridge

This is a rare opportunity to purchase one of just four apartments situated within this imposing former mill owner's residence. The original house was constructed circa 1860 and is situated within large, landscaped grounds including tennis courts and approximately five acres of parkland. Apartment three is situated on the first floor of the building and is accessed through an impressive, shared entrance hall boasting period features and grandeur. It comprises: entrance hall, lounge, kitchen, two double bedrooms, superb bathroom and separate shower room. It features a wealth of period features such as ornate coved ceilings, marble fireplaces, deep skirting boards and recently replaced double-glazed sash windows alongside more modern fixtures and fittings and a gas central heating system. The property has a single garage and additional parking area to the rear. An internal inspection is essential to fully appreciate the size and character of the elegant interior and the stunning location.

Holmfirth
38 Huddersfield Road,
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Slaithwaite
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Communal



Main Entrance Lobby
With storage cupboards and double doors opening into the entrance hall. Access to the gas, electricity and water meters.





Main Entrance Hallway





Main Entrance Hallway
This Victorian residence offers a high degree of period charm and features, which are more than evident as you enter the main shared entrance hallway. A magnificent original staircase with a polished timber handrail, carved newel post and balustrade leads to the first floor. There is a half landing area with a full height window featuring six decorative glazed panels. The first-floor landing gives access to number 3 and number 4.

Accommodation







Entrance Hallway

Access from the shared landing entrance is gained to the entrance hallway. This particularly impressive room boasts a high degree of period features with decorative ceiling roses, coving and an arch top double-glazed style windows. The hallway has timber flooring throughout; central heating radiator and doors lead off.





Kitchen



Kitchen 13' 1" x 12' 2"

There are units to the high and low level with a ceramic style sink unit with mixer tap over, granite worktops, timber style effect flooring, plumbing for a dishwasher, high level style radiator and arch topped double-glazed window which allows views to the buildings garage block and rural views beyond. The tall cupboard offers additional storage and is home to the property's gas fired central heating boiler.







Lounge

17' 11" x 17' 9" max

Featuring an impressive marble period fireplace, with an open fire set upon a raised tiled hearth. The room has decorative coving, delph rail and a particularly large feature arch top window which allows views over the shared gardens and beyond. The room has three central heating radiators and a built-in cupboard to the right-hand side of the chimney breast.











Bedroom 1
18' 1" x 15' 8" max including wardrobes

This particularly generous bedroom has an array of period features including a marble fireplace with cast iron inlay and a decorative period tiled hearth. There are built-in wardrobes to both sides of the chimney breast, large arch top double-glazed sash style windows, timber style flooring throughout and central heating radiator.



Bathroom **13' 10" x 6' 10"**

Comprising a three-piece suite in white including a high-level flush WC, a period style pedestal hand wash basin and a freestanding bath with clawed feet and shower attachment. The bathroom has an obscure double sash window, towel rail style central heating radiator, tiling to half height and a built-in cupboard which houses the washing machine, so therefore there is plumbing for an automatic washing machine in the bathroom.







Bedroom 2 **12' x 11' 10" max**

This generous double bedroom offers a dual aspect offering far reaching views, to one side over neighbouring properties, central heating radiator and timber style effect flooring.





Shower Room **8' x 4' 7"**

Next to bedroom two, is a shower room which comprises a three-piece suite in white including a lower flush WC, pedestal hand wash basin and curved shower cubicle. There is relevant tiling, obscure double-glazed sash style window, high ceiling lines like the rest of the rooms, extractor fan and towel rail style central heating radiator.



OUTSIDE







OUTSIDE



OUTSIDE

The property is set within large mature, landscaped grounds extending over some five acres. It is accessed via a long tarmac driveway which leads up to and around the property. This also gives access to a shared cobbled courtyard / parking area and a block of four garages. Apartment 3 has exclusive use of the third garage (second from the right).

The communal gardens surrounding the property are with the other three flats and a further 10 detached houses situated around the edge of the grounds. They feature large lawned areas, terraces, well stocked borders, mature trees, shrubs and bushes. The garden area adjoining the garage and in front of the main entrance area of the property is for the exclusive use of the occupants of Mansion House. There is also a communal tennis court for the use of all residents within the development.

Tenure

We are informed that the owners of each of the four properties within The Mansion House are directors of the management company which holds the leasehold of the building. This would pass to any succeeding owners of the apartment. The owner of each apartment is required to pay £145 per calendar month to contribute towards the ongoing maintenance, insurance of the building and Mansion House gardens. A further £65 is payable towards the upkeep of the communal grounds. (Fees correct at the time of the preparation of these particulars – October 2026). The property is held on a 999 year lease from January 1986.

Additional Information

The property is Leasehold; Energy rating 68 (Band D); Council tax band D.

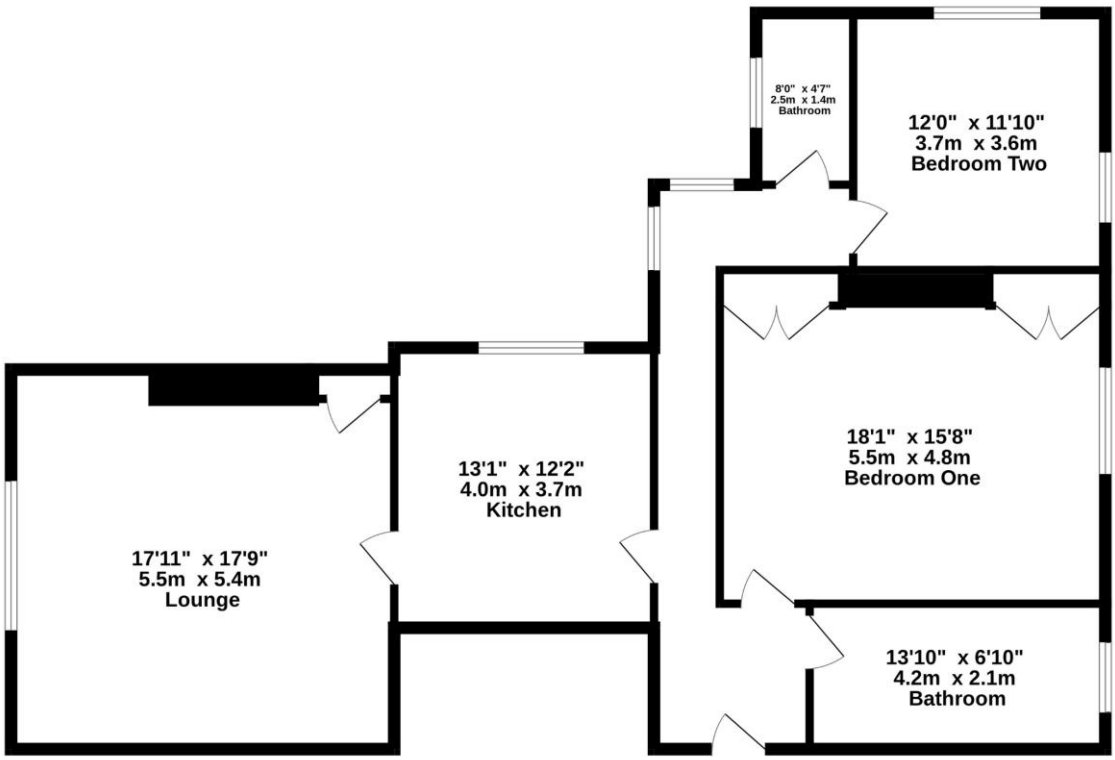
Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoor and in-home with a range of suppliers.

Please Note
There is currently an adjoining door in the kitchen which leads into apartment no. 4. This was a temporary move and it will be removed prior to legal completion. It is not shown on the floor plan.

Viewing
By appointment with Wm. Sykes & Son.

Location
Take the A635 road out of Holmfirth to New Mill and veer right on the A616. Follow this road for approximately one and a half miles and turn right down Bank Street, a short distance before the Red Lion public house. At the crossroads at the bottom of the hill turn right up Scholes Road. Follow this road along up to the top of the hill and round the corner. Leas Gardens will be found on the left-hand side. Enter Leas Gardens and the Mansion House can be seen on the right ahead. Park to the left/front of the building.

FIRST FLOOR APARTMENT
1148 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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