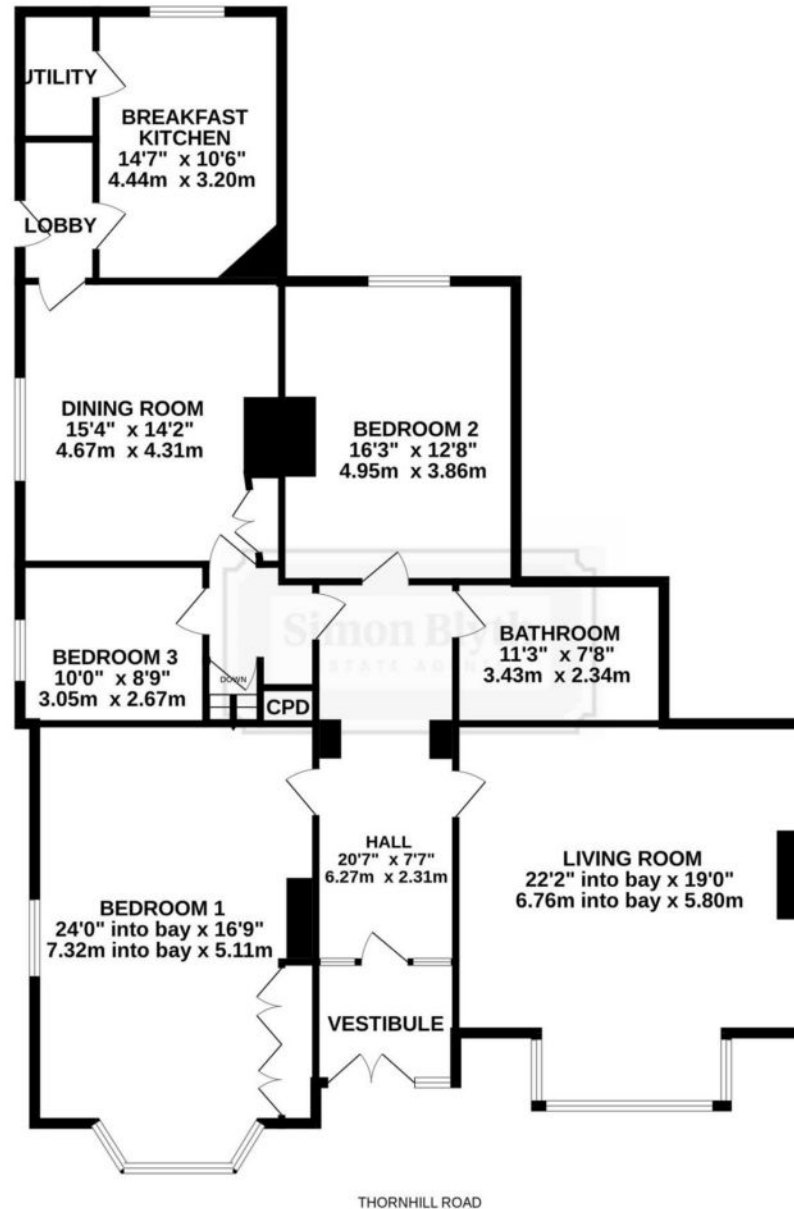




12A Thornhill Road, Edgerton (ground floor flat)
Huddersfield

£390,000



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Burbank, 12a Thornhill Road

Having been in the same ownership for forty years Burbank is a semi detached stone built Gothic Revival villa located within Edgerton conservation area, constructed circa 1875 and now split into two large flats with the ground floor now offered for sale.

This imposing grade II listed home is approached through lovely stone piers (also listed) onto a driveway which includes parking for a number of vehicles together with an established screened garden which provides privacy from Thornhill Road.

Rich in architectural detail with a host of period details, the flat provides single storey living, comfortable enough for a couple and large enough for a family who would like to live in an impressive part of Huddersfield's illustrious past.

The accommodation is served by a gas central heating system, sealed unit double glazing throughout and briefly comprises entrance vestibule with mosaic tiled floor, entrance hall, deep bay fronted living room, separate dining room, breakfast kitchen with utility, bay fronted master bedroom, two further bedrooms, bathroom and basement with cellars. A covered walk way to one side leads to a garden store and rear courtyard with rockery.



Entrance Vestibule - 7' 7" x 6' 6" (2.31m x 1.98m) This is approached through twin timber panelled and etched glazed doors, there are further etched glazed windows above and to the side of the door providing additional natural light, there is a ceiling rose with light, moulded ceiling cornice, Minton's mosaic floor and from here a most impressive timber and etched glass door with further etched glazed windows to either side and above which provides access to the entrance hall.

Entrance Hall - 20' 7" x 7' 7" (6.27m x 2.31m) This imposing and welcoming reception area has two ceiling light points, one with decorative ceiling rose, moulded ceiling cornice, feature archway halfway down the hall and a lovely polished herringbone parquet floor. There is a column radiator, dado rail, deep skirting boards and from the hallway access can be gained to the following rooms:

Living Room - 22' 2" x 19' 0" (6.76m x 5.79m) This impressive reception room has a large walk in bay which measures 10' 2" x 4' with windows to three elevations which are virtually floor to ceiling in height and flood the room with natural light as well as looking out across the well screened established gardens. There is a window seat which conceals a column radiator, further panelled radiator, elaborate moulded cornice and ceiling, picture rail, deep skirting boards, two wall light points to either side of the bay and as the main focal point of the room a carved mahogany fire surround with a cast iron Coalbrookdale insert with a Minton tile hearth which is an open working fireplace with shelves on either side and underneath storage.



Lobby

This is accessed via a timber panelled and etched glazed door at the far end of the hallway. It has a fitted sliding door, hall robe, there is a door giving access to the cellar and a polished herringbone parquet floor. From here a timber door opens into the dining room.

Dining Room

14' 2" x 15' 4" (4.32m x 4.67m)

Another well proportioned reception room which has two windows to the side elevation, there is a ceiling light point and central heating radiator. The main focal point of the room is a carved mahogany fireplace incorporating a bevelled mirror with tiled insert home to a coal effect gas fire and a tiled hearth. To the left hand side of the chimney breast there is an arched display unit with glass shelving and down lighter together with cupboard beneath and to the right hand side of the chimney breast there are two original storage cupboards. From here a door gives access to a side lobby.

Side Lobby

With a back door giving access to a covered external walkway leading to the rear courtyard. A further timber panelled door opens into the breakfast kitchen.

Breakfast Kitchen

14' 7" x 10' 6" (4.45m x 3.20m)

With a window looking out to the rear rockery, there are inset ceiling spotlights a central heating radiator and a range of fitted base and wall cupboards, drawers, overlying worktops with tiled splash backs. There is a floor mounted Glow-worm hide away gas fired central heating boiler, an inset 1 1/2 bowl single drainer sink with chrome mixer tap, space for a double cooker and space for fridge freezer. To one side there is a breakfast table and a door which gives access to the utility room.





Utility Room

5' 6" x 5' 0" (1.68m x 1.52m)

With a wall light, wall mounted Main gas multi point instant water heater, frosted glazed window and worktop with under counter space for washing machine and tumble dryer, and also plumbing for a dishwasher.

Bedroom One

24' 0" x 16' 9" (7.32m x 5.11m)

A large principle bedroom at the front of the property with walk in bay with windows which are almost floor to ceiling in height with further natural light from a window to the side elevation, ceiling coving, decorative ceiling rose and beams, picture rail, dado rail, deep skirting boards, column radiator, panel radiator and as the main focal point of the room there is a feature fireplace with timber surround and floral tiled insert home to a coal effect gas fire with tiled hearth. To the right hand side of the chimney breast there are fitted floor to ceiling wardrobes with storage cupboards over.

Bedroom Two

16' 3" x 12' 8" (4.95m x 3.86m)

This is situated at the far end of the hallway and has windows looking out to the rear courtyard, there is ornate ceiling coving, picture rail, central heating radiator and once again as the main focal point of the room there is a feature fireplace with timber surround, floral tiled insert and home to a coal effect gas fire on a tiled hearth. There are two wall lights mounted to the chimney breast and to either side of the chimney breast there are original fitted linen cupboards.





Bedroom Three

10' 0" x 8' 9" (3.05m x 2.67m)

This is accessed from the inner lobby and is currently being used as a workroom. There is a window to the side elevation, ceiling light point, central heating radiator and fitted cupboards.

Bathroom

11' 3" x 7' 8" (3.43m x 2.34m)

With inset down lighters, extractor fan, Camaro tile effect flooring, part tiled walls, chrome ladder style radiator fitted with a four piece suite comprising timber panelled bath, pedestal wash basin with chrome monobloc tap, low flush WC and large shower cubicle with sliding glass door and chrome shower fitting incorporating fixed shower rose and separate hand spray and a matching free standing wall unit on the right hand side.

Basement

This is accessed from the inner lobby with stone steps leading down to Cellar number one which is 10'2" x 10' this has a window, there is a water meter, stone table, stone flagged floor and doorway leading to Cellar number two which is 24'x 16'9", as the dimensions indicate this is a particularly spacious area which could offer further potential to extend the already large living space. There is a stone flagged floor, window, stone storage shelves two ceiling lights and to one side an opening gives access to a wine cellar.

Wine Cellar

18' 7" x 8' 0" (5.66m x 2.44m)

With stone flagged floor and eight stone shelves ideal for wine storage.



Garden

To the front of the property there is a south, south easterly facing garden which stands slightly elevated from Thornhill Road and is well screened by mature trees and shrubs offering a high degree of privacy. In addition there is an L shaped lawn with planted flower beds and shrubs to the borders. Immediately in front of the property there is a stone flagged entrance porch with timber and glazed canopy together with a period Victorian lantern. To the left hand side of the property there is an original Victorian lamp, beyond this there is a small planted area with trees and shrubs and outdoor water and electric. To the side of bedroom three and the dining room, there is a stone flagged pathway, part way down there are wrought iron gates opening into a secure covered walk way with wrought iron panels. This gives access to the rear courtyard where there is a former fuel store which provides useful garden storage and the pathway continues to a private courtyard area immediately to the rear of bedroom two. This has a Victorian rockery which is planted with flowers and shrubs together with further flowers and shrubs to the border.

Parking

The property is approached through listed stone gate piers onto a driveway which is partly shared with number 12b and this branches off to the right hand side to a driveway providing off road parking for a number of cars situated directly in front of the property.





- The property has a gas central heating system plus a gas multi point instant water heater
- The property has sealed unit double glazing
- The property has a security alarm system
- Leasehold- remainder of 999 years from 1/05/1874 with a ground rent of £6 per year

Please note: This property was once a mill owners house and was split into four flats in the 1960's. Burbank and Fernleigh are both split into upstairs and downstairs flats, Burbank 12a and 12b, Fernleigh 10a and 10b. All four properties are independent of each other with private entrances, gardens, parking areas, insurance and leasehold agreements. There is no maintenance contract, everybody looks after their own property.

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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