



9 Queens Road, Edgerton, Huddersfield, HD2 2AE

£650,000

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Sedgefield is a substantial stone built Grade II Listed gothic style residence constructed in the late 19th century. The property displays features one would normally expect from a property of this era such as feature gothic arched openings, period fireplaces, deep sunk skirting boards, mosaic tiled flooring and a magnificent staircase with turn spindles and carved posts. The extensive accommodation is arranged across 3 levels with additional lower ground floor accommodation extending to the full footprint of the property and offering scope for further development. Providing flexible and versatile living accommodation which boasts 8 bedrooms, 4 bathrooms, 4 spacious reception rooms and dining kitchen. Within the accommodation, an annex apartment has been created on the first floor with its own living room, kitchen, 2 bedrooms and bathroom providing an ideal space for independent living for a dependent relative. Set into spacious grounds extending to 0.43 acres. The property must be viewed internally to truly appreciate the stunning architectural features, space and position of this outstanding family home.

Energy Rating: E





GROUND FLOOR:

Enter the property via a timber and glazed entrance door with glass panels set into a feature gothic stone arched doorway with leaded light above into:-

Entrance Hall

Which has the original mosaic tile floor, deep sunk skirting boards and leaded and stained glass window.

Cloakroom

12'2" x 4'9" (3.71m x 1.45m)

A useful cloakroom with original mosaic tiled flooring and sash window.

Sitting Room

19'0" x 10'10" (5.79m x 3.30m)

There are deep sunk skirting boards, a central heating radiator, uPVC double glazed bay window to the side and a feature arch leading through to the family room.

Family Room

17'10" x 12'2" (5.44m x 3.71m)

Having a magnificent full height bay window to the rear with sash windows and a central heating radiator. This room is currently used as a ground floor bedroom.

Inner Hallway

Wet Room

Fully tiled to the walls and furnished with a 3 piece white suite comprising hand wash basin, low flush toilet and shower area. There is also sunken LED lighting and a central heating radiator.

Utility Room

12'9" x 10'0" (3.89m x 3.05m)

Peacefully situated to the rear of the property and having sash windows to both side and rear. There are a range of base and wall cupboards, inset stainless steel sink unit with twin drainer and mixer taps. A timber and glazed door gives access to the main entrance hall.

Main Entrance Hall

Featuring deep sunk skirting boards, dado rail decor and spindle rail balustraded staircase with carved post and ceiling coving.

Dining Room

22'9" x 14'9" (6.93m x 4.50m)

Situated to the front of the property and having engineered oak flooring, full height sash windows to the front, dado rail decor, deep sunk skirting boards and 2 central heating radiators. There is also an open grate fireplace with marble hearth, fire surround and mantle.

Dining Kitchen

15'1" x 14'9" (4.60m x 4.50m)

Fitted with a range of matching modern floor and wall units with granite working surfaces with a range of integrated appliances including 5 ring gas hob with overhead extractor fan and light, split level double oven and grill,

inset 1.5 bowl stainless steel sink with mixer taps and granite drainer and integral dishwasher. There is also an island unit with granite surface and breakfast bar, sash windows to the rear elevation, part tiling to the walls and fully tiled floor. The kitchen is open plan to the sitting room.

Sitting Room

17'9" x 15'0" (5.41m x 4.57m)

Comprising bay window to the front with sash windows, 4 central heating radiators, picture rail and deep sunk skirting boards.

Ante Kitchen

15'6" x 7'0" (4.72m x 2.13m)

Having a range of matching floor and wall units in keeping with the kitchen, granite working surfaces and an inset stainless steel 1.5 bowl sink with granite drainer. There is also tiled flooring extending from the kitchen, a sash window to the rear, double doors leading out to the front garden, a central heating radiator and a velux window to provide additional natural light.

LOWER GROUND FLOOR:

Inner Hallway

Fitted with Yorkshire stone flagged flooring.

Room 1

28'7" max x 18'0" (8.71m max x 5.49m)

A spacious additional room fitted with the original open grate fireplace with stone cheeks and mantle, deep sunk skirting boards, a central heating radiator and a rear access door leading to the rear garden.

Wash Kitchen

12'1" x 4'8" (3.68m x 1.42m)

The stone flagged flooring extends into the wash kitchen which has a central heating radiator, base cupboards and inset stainless steel sink unit with side drainer.

Cloakroom

Furnished with a 2 piece suite comprising low flush toilet and hand wash basin.

Gym

14'5" x 12'1" (4.39m x 3.68m)

Fitted with wood effect laminate flooring, deep sunk skirting boards and electric wall heater.

Second Cloakroom

Fitted with a low flush WC, hand wash basin and electric wall heater.

Room 2

14'9" x 14'9" (4.50m x 4.50m)

With Yorkshire stone flagged flooring, an open grate fireplace with heavy stone cheeks and mantle, deep sunk skirting boards and an access door to what could be utilised as a workshop area.





Room 3

45'2" x 10'9" (13.77m x 3.28m)

Fitted with Yorkshire stone flagged flooring, exterior windows and access door leading directly into the rear gardens.

FIRST FLOOR:

Landing

With spindle rail balustraded staircase, deep sunk skirting boards and heavy ceiling coving.

Master Bedroom

14'10" x 15'10" (4.52m x 4.83m)

Situated to the front of the property with dual aspect windows, a central heating radiator, dado rail and picture rail decor and sunken ceiling feature lighting.

Guest Suite

15'0" x 12'0" (4.57m x 3.66m)

Situated to the front of the property with feature gothic style arched sash windows, picture rail, deep sunk skirting boards and a central heating radiator.

Ensuite Shower Room

Comprising a low flush WC, pedestal wash basin and tiled shower cubicle. There is also a sash window.

Bedroom 2

14'10" x 15'0" (4.52m x 4.57m)

Peacefully situated to the rear of the property and having sash windows, pedestal wash basin, picture rail, heavy ceiling coving, built-in double wardrobes and a central heating radiator.

Bedroom 3

12'10" x 10'0" max (3.91m x 3.05m max)

Fitted with dual aspect windows to front and side with glass panels, wood effect laminate flooring, deep sunk skirting boards, dado rail, picture rail and a central heating radiator.

Shower Room

Furnished with a 3 piece white suite comprising low flush toilet, pedestal wash basin and corner shower cubicle. There is also sunken LED lighting, chrome ladder style radiator and half tiling to the walls.

ANNEX:

There is a 2 bedroomed annex within the building.

Entrance Hall

With central heating.

Inner Vestibule

Leading through to the lounge.

Lounge

18'8" x 11'10" (5.69m x 3.61m)

Peacefully situated to the rear of the property and having a magnificent bay window, built-in store cupboards and a kitchenette.



Kitchenette

9'10" x 5'1" (3.00m x 1.55m)

Fitted with base and wall cupboards and a stainless steel sink unit, wood block working surfaces, 2 ring electric hob and sash window to the side.

Bedroom 1

11'1" x 9'10" (3.38m x 3.00m)

With dado rail decor, a central heating radiator and sash window to the front.

Bedroom 2

14'5" x 6'7" (4.39m x 2.01m)

Fitted with pedestal wash basin, wall mounted electric heater, dado rail and picture rail decor and built-in store cupboards.

Bathroom

Furnished with a 3 piece white suite comprising low flush toilet, pedestal wash basin, ceramic bath with antique style chrome mixer taps and shower attachment. There is also sunken ceiling lighting, part tiling to the walls and sash windows to both side and rear.

SECOND FLOOR:

Half Landing

With Lincrusta panelling to the walls.

Bedroom 4

15'2" x 14'10" (4.62m x 4.52m)

Fitted with wood effect laminate flooring and sealed unit double glazed sash window.

Bedroom 5

15'0" x 10'9" (4.57m x 3.28m)

Having wood effect laminate flooring, sash window to the front and exposed ceiling beams.

Family Bathroom

Furnished with a 6 piece suite comprising low flush toilet, bidet, twin ceramic wash bowls set onto laminated plinth with cupboards beneath, deep sunk bath with chrome waterfall central mixer taps and fully tiled corner shower cubicle with rainwater head and additional hose. There is also part tiling to the walls and fully tiled flooring, 2 separate electrically heated chrome ladder style radiators, velux window to the front with an additional rear window and built-in store cupboards.

Attic Store Room

11'7" x 12'6" (3.53m x 3.81m)

Fitted with a central heating radiator and built-in storage cupboards.

Study/Bedroom

12'9" x 11'9" (3.89m x 3.58m)

Having sash window to the side and a central heating radiator.

Walk-in Eaves

29'4" x 12'0" min (8.94m x 3.66m min)

Being exposed to the full roof height with a wealth of beams and trusses, a velux window allowing superb far reaching views to the side and rear and a feature gothic style arched window to the front.

OUTSIDE:

The property has a magnificent twin carved stone pillared entrance which are Grade II Listed and giving access to the tarmac driveway sweeping to the parking apron at the front of the property which provides parking for 8-10 vehicles and has a rockery border with mature shrubs, trees and bushes. To the side, there is an enclosed terrace and seating area with stone boundary walling allowing a peaceful outdoor aspect. To the rear, there are shaped lawned gardens with feature dwarf walling with twin pillars with lights to either side and steps descending to the rear gardens.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Trinity Street and travelling up New North Road (A629) which then becomes Edgerton Road. Turn right onto Queens Road where the property can be found on the left hand side identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band F

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

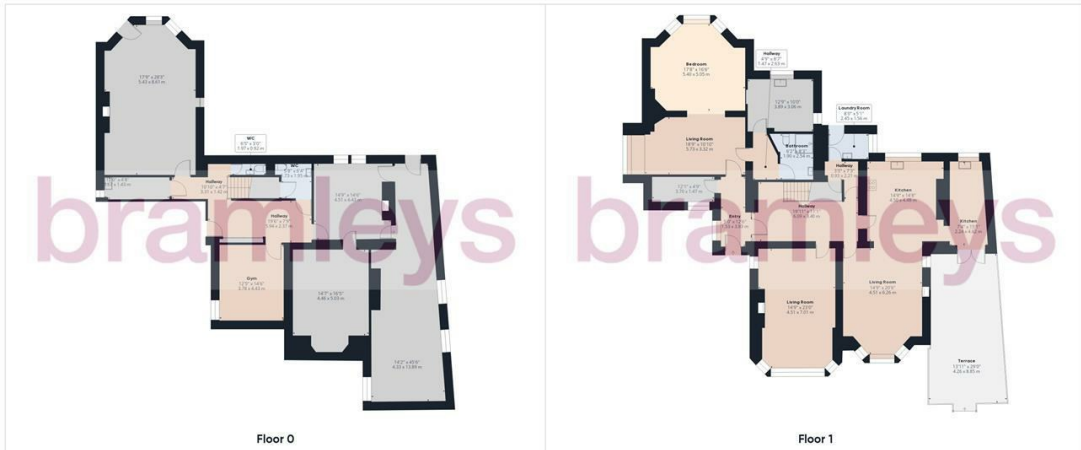
VIEWINGS

Please call our office to book a viewing:-

Huddersfield Properties: 01484 530361

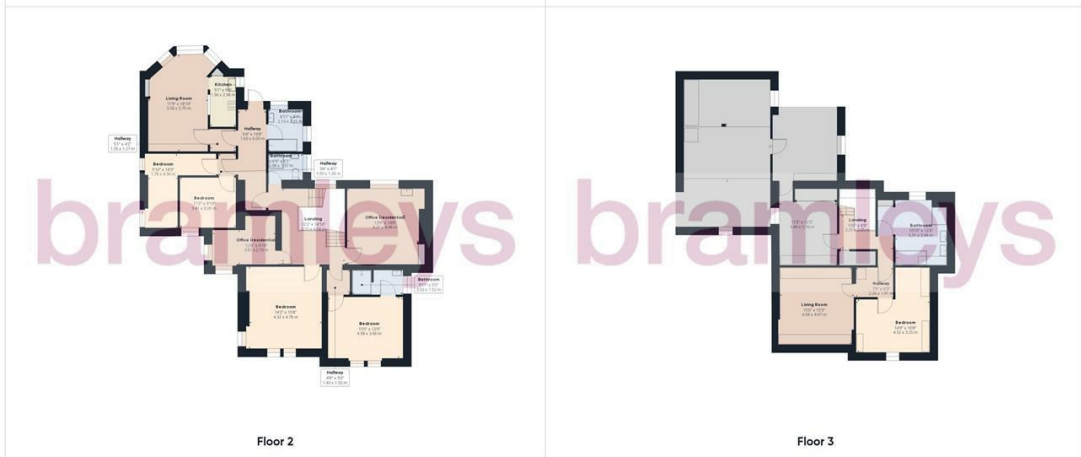






Floor 0

Floor 1



Floor 2

Floor 3

Approximate total area¹⁾
 6675.99 ft²
 620.22 m²
 Reduced headroom
 120.66 ft²
 11.21 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	