

Peter David

Properties Ltd

Residential Sales and Lettings



161 Trinity Street

Edgerton, Huddersfield, HD1 4DZ

Offers in the region of £325,000

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* GREAT INVESTMENT OPPORTUNITY OR AND IDEAL LARGE FAMILY HOME *
FIVE/SIX DOUBLE BEDROOMS * WELL PRESENTED THROUGHOUT * ORIGINAL
FEATURES THROUGHOUT *

Peter David Properties are excited to present to the open market this WELL PRESENTED FIVE DOUBLE bedroom mid-terrace property in the heart of Huddersfield. Situated in the popular residential location of Edgerton, the property makes for a great investment opportunity or an IDEAL LARGE FAMILY HOME. The property benefits from many original features and has accommodation across THREE FLOORS as well as OFF ROAD PARKING for one car.

The property briefly comprises of: Ground floor: a grand entrance hallway, a cellar, a living room, a kitchen, a shower room and a double bedroom/office/playroom. First Floor, FOUR double bedrooms three with en-suite and a house bathroom. Second floor: One double bedroom with a WC.

To the rear of the property is a stone yard and a tarmac driveway providing off road parking for one car and to the front of the property is a fenced pebbled area with a gate leading to the front door.

Located just a short drive from the popular Lindley village and with the M62 motorway network within close proximity, the property is well situated for those looking for an easy commute to the surrounding cities of Manchester and Leeds.

Book your viewing today.

Ground Floor -

Entrance Hallway

Enter the property through a solid wood door into an imposing entrance hallway complete with original features and a stained glass window to the front aspect. Laminate wood effect flooring flows throughout the ground floor and access is provided to the living room, kitchen, bedroom and shower room. There is a storage cupboard and stairs lead to the cellar for extra storage options.

Living Room

To the front of the property is an extensive living room and with an original marble fireplace with a tiled hearth making an ideal focal point. To the front aspect is a large wooden bay window with stained glass features providing plenty of natural light.

Kitchen

Set to the rear of the property is a spacious modern kitchen with laminate wood flooring, matching navy wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances consist of an eye level electric oven, a five ring gas hob and an extractor. There are also four free standing spaces for appliances, one with plumbing for a washing machine. A 1.5 stainless steel sink and drainer sits beneath a large wooden window overlooking the rear yard allowing plenty of natural light to flood in. Access is provided to the rear of the property through a wooden door to the side aspect.

Office/Playroom/Bedroom Six

To the ground floor is a second reception room which could be used to serve a variety of purposes. Office, Playroom or sixth bedroom. There is a grey carpet and a large wooden window to the rear.

Ground floor Bathroom

A useful ground floor bathroom with laminate flooring. Comprising of: a WC, a wash basin, and an overhead shower cubicle complete with acrylic splashbacks. Benefiting from a modern ceramic radiator and towel rail.

First Floor -

First Floor Landing

Carpeted stairs rise to the first floor. Access is provided to four double bedrooms, a bathroom and further stairs to the second floor.

Bedroom One

Set to the rear of the property a carpeted double bedroom with a built in wardrobe across one wall. There is a large wooden window to the rear elevation. Access to the en-suite.

En-suite

An en-suite with laminate flooring comprising of: a WC, a wash basin and a shower cubicle with laminate splashbacks. Benefiting from a modern ceramic radiator.

Bedroom Two

A second carpeted double bedroom also benefitting from an en-suite. A wooden window to the rear elevation.

En-suite

An en-suite with laminate flooring. Comprising of: a WC, a wash basin, and a shower cubicle with laminate splashbacks.

Bedroom Three

To the front of the property is a further carpeted double bedroom benefitting from an en-suite. A wooden window to the front aspect of the property.

En-suite

A n ensuite with laminate flooring. Comprising of: a WC, a wash basin and a shower cubicle with acrylic splashbacks.

Bedroom Four

A fourth carpeted double bedroom with a wooden window to the front aspect.

House Bathroom

A house bathroom comprising of: a WC, a wash basin and a bath. Benefiting from a modern white ceramic towel rail.

WC

A useful WC with a wash basin accessible to second floor bedroom at the foot of the stairs.

Second Floor -

Bedroom Five

A fifth double bedroom to the second floor benefitting from built in wardrobes. There are three Velux windows allowing for plenty of natural light.

Lower Ground Floor

Cellar

To the lower ground floor is a cellar with two rooms perfect for storage and benefiting from electrics. Accessible via an interior and exterior door.

Exterior

To the front of the property is a gate and a fenced off gravelled area giving access the property. To the rear is a tarmac driveway with parking for one car. There is an enclosed stone yard providing access to the cellar and to the back door of the property.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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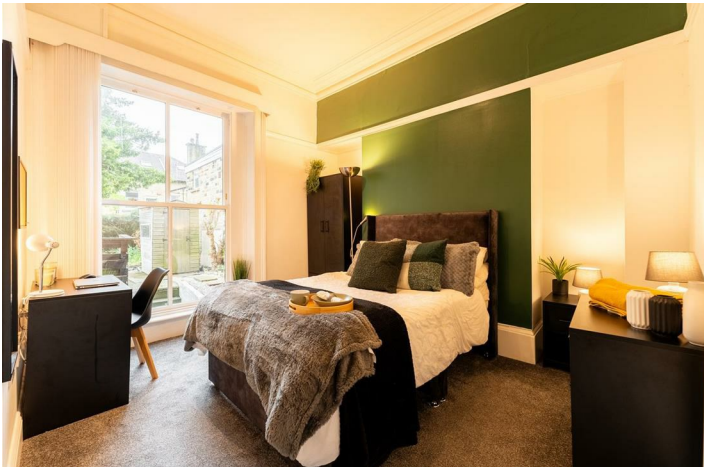
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Road Map



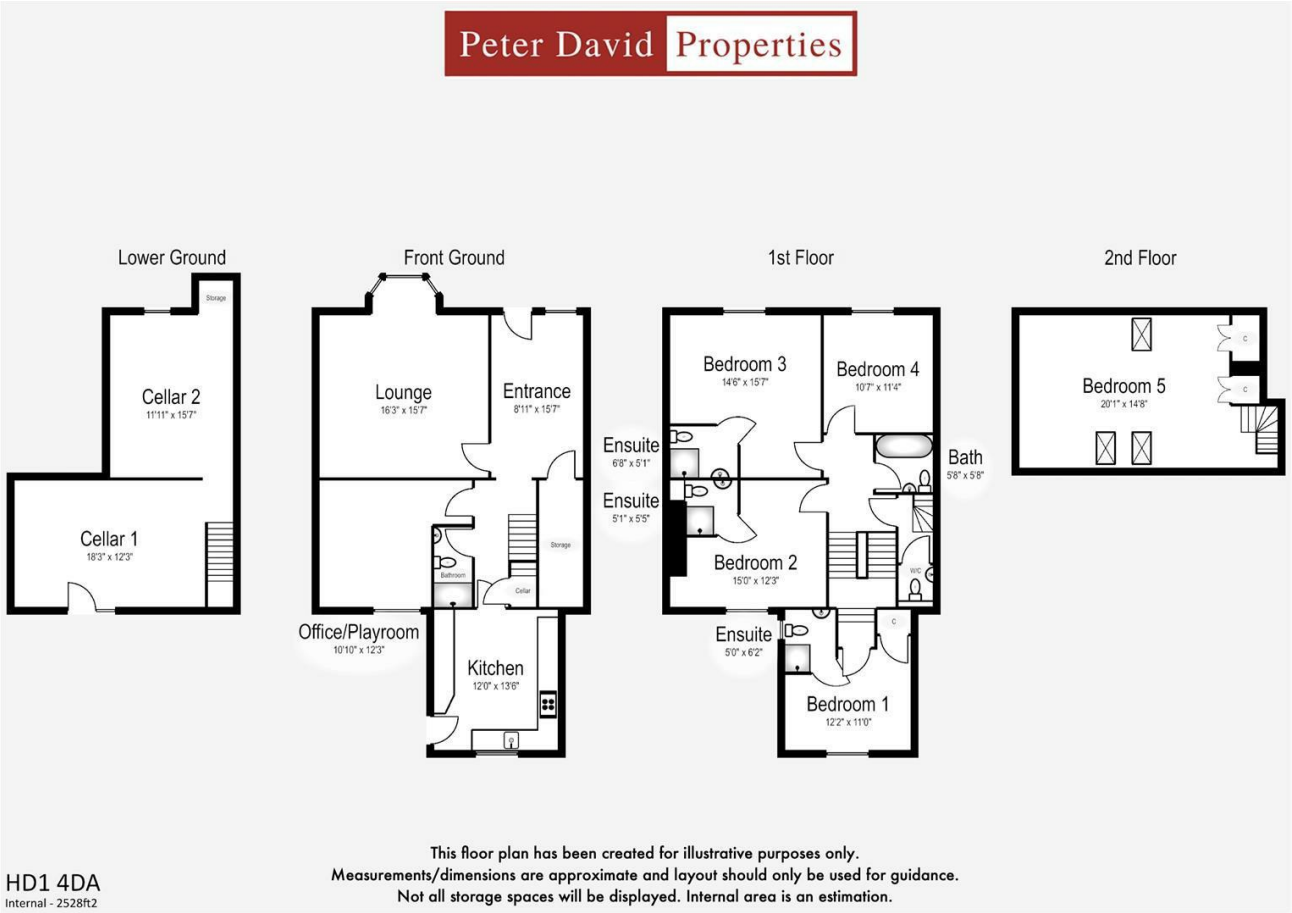
Hybrid Map



Terrain Map



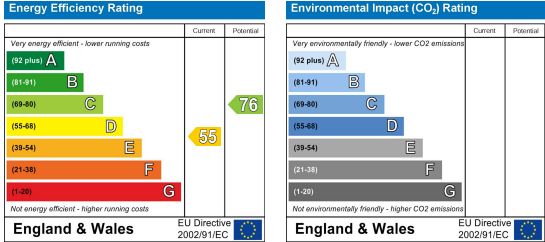
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk