



**Edgerton Road, HUDDERSFIELD, HD1 5RB**



**welcome to**

## **Edgerton Road, HUDDERSFIELD**

Located in Edgerton and rich in history, an immaculate second floor apartment with spacious rooms and unique features including a viewing tower. With off-road parking and beautiful communal grounds, this apartment is ideal for the M62 networks, local bus routes and the centre of Huddersfield.

### **Entrance Hallway**

With laminate flooring, a double glazed skylight, an integral cupboard and a gas central heated radiator.

### **Living Room**

23' 1" x 17' 10" ( 7.04m x 5.44m )

A generously sized living room with laminate flooring, five double glazed skylights to the rear and side of the property, and two gas central heated radiators. There is access to the loft from the living room through a loft hatch.

### **Kitchen**

12' 2" Max into doorway x 10' 11" ( 3.71m Max into doorway x 3.33m )

The kitchen is a light and airy space with an integral pantry cupboard, laminate flooring and a double glazed skylight overlooking the rear. There are a range of base and wall units with integral appliances including a fridge/freezer, a washing machine and a dishwasher. The kitchen has a sink with a draining board, a gas hob and an electric oven, and the room is warmed by a gas central heating radiator,

### **Bedroom 1**

11' 5" x 15' 5" ( 3.48m x 4.70m )

The carpeted master bedroom has a double glazed skylight to the side and is warmed by a gas central heated radiator, with en-suite.

### **En-Suite**

With a double glazed skylight, an extractor fan and comprising of a three piece suite including a bath, a low-flush W/C and a pedestal sink. The en-suite is warmed by a heated towel rail.

### **Bedroom 2**

8' 9" x 15' 1" ( 2.67m x 4.60m )

A second carpeted double bedroom with an integral cupboard for storage, a skylight to the side and a gas central heated radiator,

### **Bathroom**

The house bathroom has a three-piece suite including a shower cubicle, a low-flush W/C and a pedestal sink, with laminate flooring and a double glazed skylight. There is an extractor fan and a heated towel rail.

### **Viewing Tower**

A unique feature to the apartment is the viewing tower overlooking the grounds through sash windows, with carpeted flooring and a gas central heated radiator. The tower is accessed through the second bedroom.





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## Edgerton Road, HUDDERSFIELD

- Immaculate apartment in the heart of Edgerton
- Stunning grade II listed building
- Off-road parking
- Including a viewing tower
- Close to the town centre of Huddersfield and M62 networks

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 3000.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2003.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£200,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
HDF118175 - 0002

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