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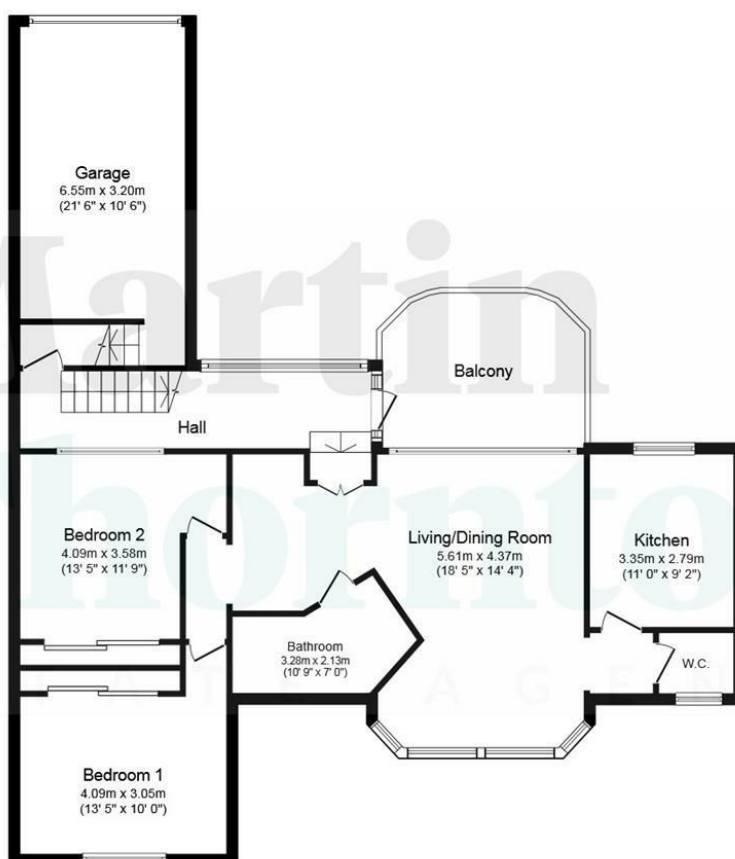
Bryan Road, Edgerton Huddersfield, Yorkshire

**Offers in the region of
£200,000**

Positioned on the first floor with the advantage of its own separate access is this two double bed roomed apartment which forms part of this Grade II Listed Victorian former villa located within Edgerton. The property is ideally placed for access to Lindley village centre, the hospital, the town centre, train station and the nearby Greenhead Park. It would be a perfect commuter location with access to Junction 24 of the M62. The accommodation comprises an entrance lobby with stairs up to an open entrance area and access to the balcony, a large open plan living/dining room with a superb bay window, a kitchen with integrated appliances, a guest WC, two double bedrooms and a house bathroom. There is a gas-fired central heating system. Externally, the apartment overlooks mature communal gardens, has parking for two vehicles and a large garage. The property is available with the advantage of vacant possession.

**Bryan Road, Edgerton
Huddersfield, Yorkshire**

Floorplan



Floor Plan

Total floor area 123.8 m² (1,333 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Details



Entrance Lobby



The apartment has the advantage of its own entrance via a beautiful hardwood panelled door with decorative glazed panels. A door gives access to the large garage and there is a radiator. Stairs lead up to the entrance area and there is lighting with motion sensors. Half way up the staircase is a second radiator. At the top of the stairs is a hardwood panelled sealed unit double glazed door which gives access to the semicircular balcony. There is a series of hardwood double glazed windows and a sloping roof which floods the area with light and enjoys a most pleasant aspect over the mature communal gardens.

Balcony



The large balcony is positioned at the front of the apartment and enjoys the morning and afternoon sun, overlooking the frontage with mature tree lined gardens. This is a most pleasant eating and entertaining outdoor area.

Hallway

Twin timber and multi-panelled glazed doors give access into an open plan hallway. This has a superb high ceiling with ornate and moulded frieze work which incorporates programmable lighting. There is engineered oak flooring and of particular note is the detailed internal joinery. The hallway also has a radiator.

Kitchen



The kitchen is positioned at the front of the apartment and has an array of wall cupboards and base units with motion operated under-unit lighting and roll-edge working surfaces. There is a Blanco stainless steel sink unit with mixer tap. Integrated appliances include a Siemens electric hob with canopy style filter hood, oven, microwave and dishwasher. There is space for a freestanding fridge freezer. The room has a superb high ceiling, detailed frieze and plasterwork and a high level rail incorporating uplighting. The main focal point of the room is a superb window with exposed stone mullions and leaded glazing. The room can accommodate a bistro/breakfast table and has engineered oak flooring and a radiator.

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Guest WC



This room is positioned at the rear of the property and has a fabulous stone mullioned window with leaded glazing. There is a two-piece white suite comprising a low-level WC and a wash hand basin. There is a continuation of the engineered wood flooring along with ceiling downlighting, extractor fan and a radiator.

Living/Dining Room



A decorative archway leads into the well-proportioned living room which certainly has the wow factor. The room has a high arched ceiling, feature plaster, ornate relief work and uplighting. There is a timber fire surround with marble finish inlay and hearth, which could accommodate an electric fire, for example. The main centrepiece of the room is a fabulous full-width bay window incorporating exposed stone mullions and individual leaded glazing. The window floods the room

with natural light and overlooks the communal gardens to the rear. The room can easily accommodate a vast amount of furniture and has a radiator.

Bedroom One



This large double bedroom is positioned at the rear of the apartment and has timber leded windows overlooking the communal gardens along with partly exposed feature stonework. The room has a high ceiling with ornate plaster coving and uplighting. There is a bank of mirror-fronted wardrobes and space for further freestanding or fitted furniture. There is also a radiator.

Bedroom Two



This is a second large double bedroom positioned at the front of the apartment with timber leded windows overlooking the communal gardens. The room has a high ceiling with

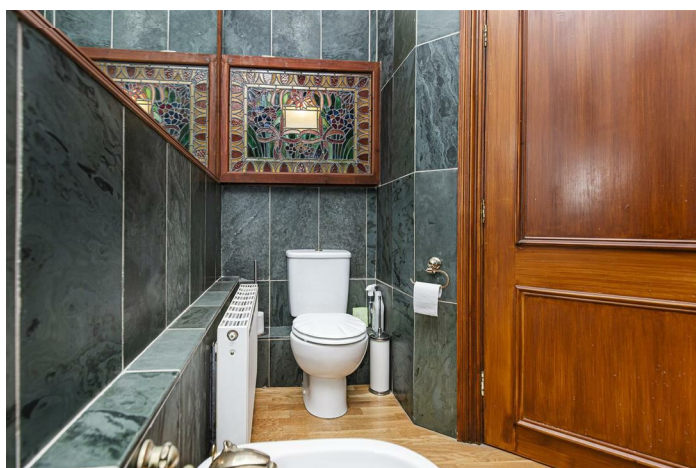
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ornate plaster coving and uplighting. Above the bed is a semicircular tester which also incorporates lighting. There is partly exposed stonework to one wall. There are mirror-fronted wardrobes and drawers along with further useful storage within high-level cupboards and a radiator.

Bathroom



The bathroom has a four-piece white suite and three-quarter height slate style tiling. The panelled bath has a shower attachment from the mixer tap and there is a wash hand basin, a low-level WC and a bidet. There is a feature stained glass window with back-lighting, a full-width mirror, downlighting, and an electric shaver point. The room has engineered oak flooring and a radiator.

External Details



The property is located on a tree-lined road, set back and

standing within mature communal gardens with a range of trees, bushes and shrubs. There are lawns and planted areas, a pond with a water feature and a communal gazebo. A block paved area to the front of the property provides parking for two vehicles.

Garage

The large single garage has an electric up-and-over door and a feature arched window. There is power and lighting along with plumbing for an automatic washing machine. A mezzanine area provides useful storage, with a further storage cupboard beneath the stairs. Within the garage is the Ideal condensing boiler for the central heating system. Steps lead up to the entrance lobby area.

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Directions



Bryan Road, Edgerton Huddersfield, Yorkshire

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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.
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