

martin-thornton.com
01484 508000



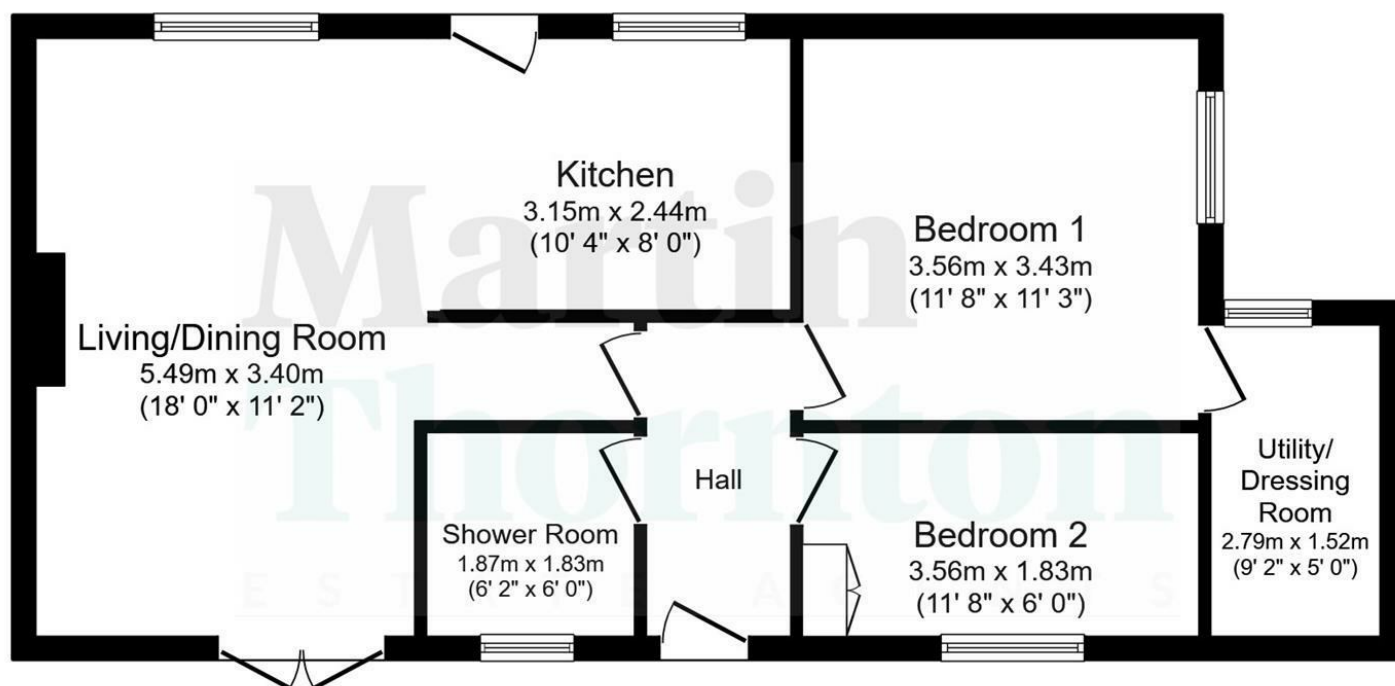
**Buckden Road, Edgerton
Huddersfield,**

Offers over £280,000

This two-bedroom stone built semi-detached bungalow stands within the walled gardens of Springfield Hall. We understand that it was originally part of the former coach house, having been redesigned and upgraded throughout with a light and bright interior, high specification and attention to detail rarely found. It is conveniently placed for Lindley, Marsh, the hospital and the train station. Only by an internal inspection can the standard of presentation and position of the property be truly appreciated. The accommodation comprises an entrance hallway, open-plan living dining kitchen (the kitchen being bespoke), two bedrooms (the larger with a dressing room/utility) and a stylish shower room. The property has a gas-fired central heating system with a condensing boiler and Smart thermostat, and majority uPVC double-glazing. Externally, there is side-by-side parking, a mature garden with trellis archways, a lawn and a gravelled area for tubs, pots and planters, etc. At the rear, there is a large flagged patio, which can also be accessed from the French doors in the living dining kitchen. This property has the advantage of no onward chain.

**Buckden Road, Edgerton
Huddersfield,**

Floorplan



Ground Floor

Floor area 60.4 sq.m. (650 sq.ft.)

Total floor area: 60.4 sq.m. (650 sq.ft.)

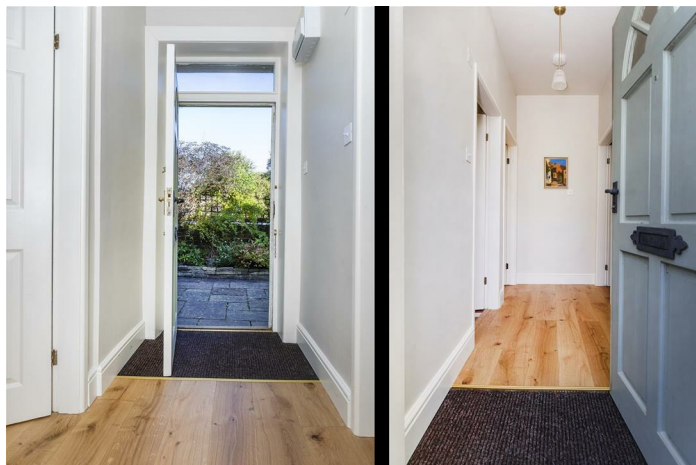
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Buckden Road, Edgerton Huddersfield,

Details

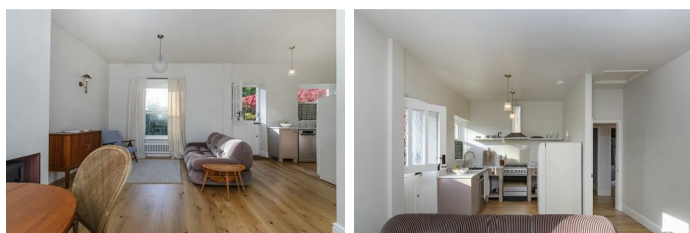


Entrance



A timber and glazed stable style door gives access into the open-plan living dining kitchen.

Living Dining Kitchen



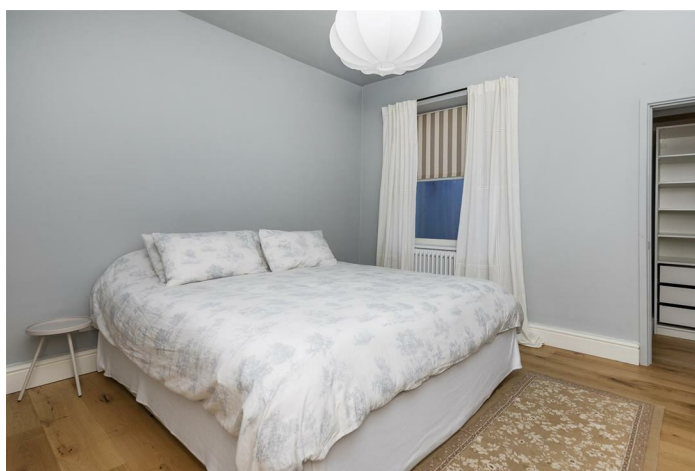
This room has been upgraded and redesigned in more recent times and is particularly light and bright. The front elevation enjoys a southerly aspect, maximising natural lighting, and French doors lead out into the rear garden. It is presented to a very high standard with a bespoke kitchen area made to our client's design requirements. Of particular note are the fabulous worktops with matching upstands from Bettaglia of Huddersfield. There is a large rectangular stainless steel sink with a mixer tap, plumbing for a dishwasher, space for a freestanding oven and a fridge freezer. Above the cooker space, there is a splashback and a canopy style filter hood. The engineered oak flooring continues throughout the kitchen and living/dining areas. The living/dining space can comfortably accommodate a good amount of furniture and the use of furniture creates the defined areas, giving buyers the option to have the living space overlooking the front garden or by the French doors leading to the rear garden. The centrepiece of this room is a flagged hearth, home to a

multifuel stove. There are various wall light points, radiators and a large double-glazed window overlooking the front garden, maximising natural lighting. A timber and glazed door leads into the hallway.

Hallway

This has a continuation of the engineered oak flooring and a stable style door into the living/dining kitchen serves as an everyday entrance, however, the formal hallway has a large timber entrance door with a robust matting style covering. Off the hallway, access can be gained to bedroom one.

Bedroom One



This large double bedroom has engineered oak flooring, plenty of space for furniture, a double-glazed window to the side elevation and a radiator. This room has the advantage of its own dressing room/walk-in wardrobe.

Buckden Road, Edgerton Huddersfield,

Details



Dressing Room



This multipurpose room has a freestanding open wardrobe, shelving and drawers with matching shoe storage. The space doubles as a utility area, with plumbing for a washing machine and space for a condensing dryer above. The Ideal condensing boiler with a Hive Smart thermostat is housed in this area.

Bedroom Two



This bedroom has a bespoke built-in bunk bed, a matching double wardrobe, overhead storage cupboards and drawers. It has a double-glazed window, a continuation of the engineered oak flooring and a radiator.

Shower Room



This stylish room has feature tiling to the walls and floor. The shower cubicle has an overhead waterfall style shower fitting and a hand-held shower attachment. There is a rectangular hand wash basin incorporating a towel rail and a period style toilet. The room has LED ceiling downlighting, a wall light, a high level opaque window and a radiator.

External Details



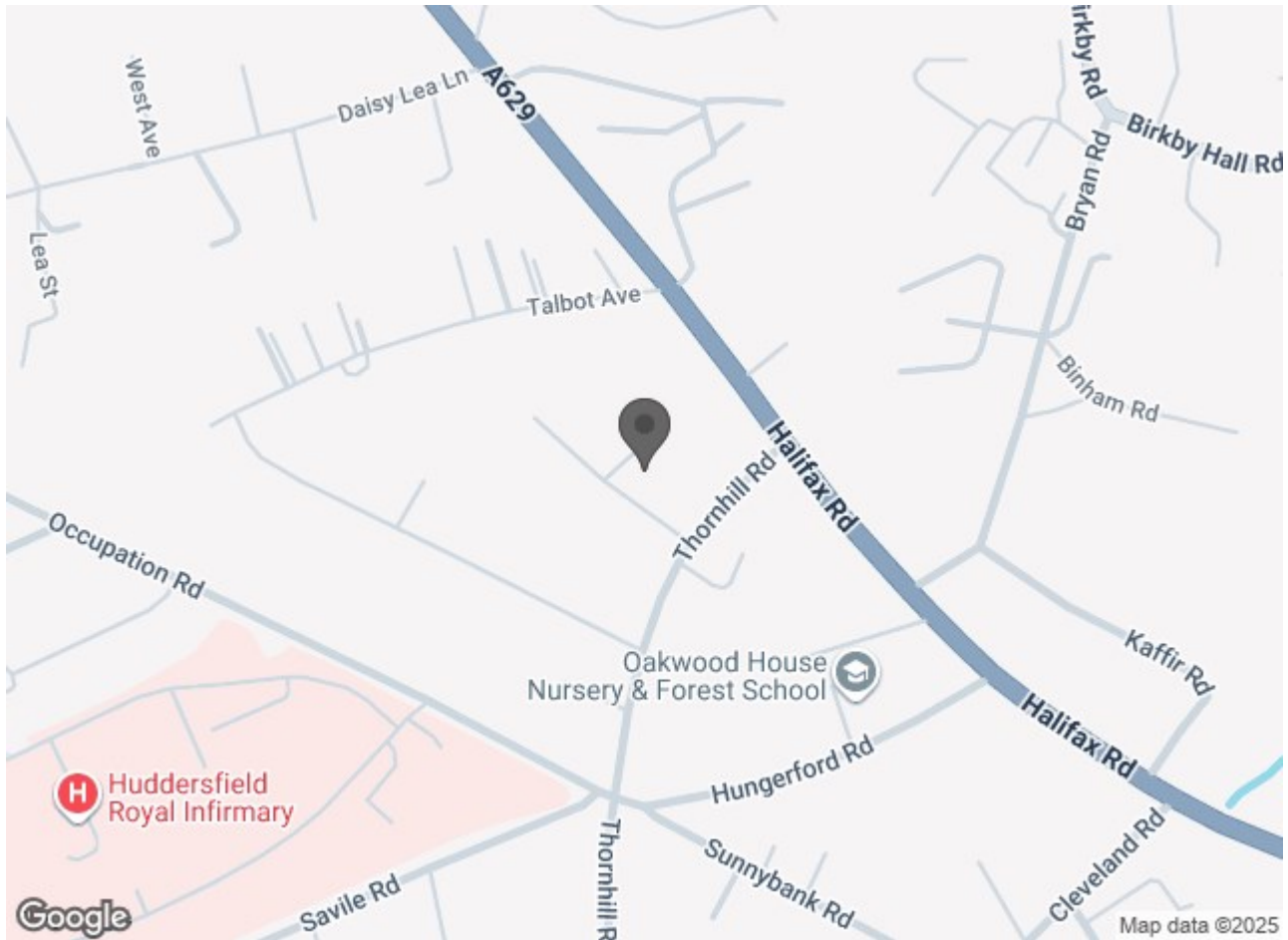
Set within the walled gardens of Springfield Hall, in front of the property is side-by-side parking for two. A trellis style rose arch and a flagged pathway lead to the entrance door. The gardens comprise a level lawn with mature shrub beds and borders. On the opposite side of the pathway, there is a decorative gravelled area with shrubs. A trellis style covered pathway continues to a useful open garden store. Accessed from the French doors in the living room or from the hallway, there is a stone flagged patio with perimeter walling and steps up to a gate. There is external lighting.

Tenure

The vendor informs us that the property is leasehold.

Buckden Road, Edgerton Huddersfield,

Directions



Buckden Road, Edgerton Huddersfield,

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 MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**