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**Edgerton Green, Edgerton
Huddersfield,**

**Offers in the region of
£425,000**

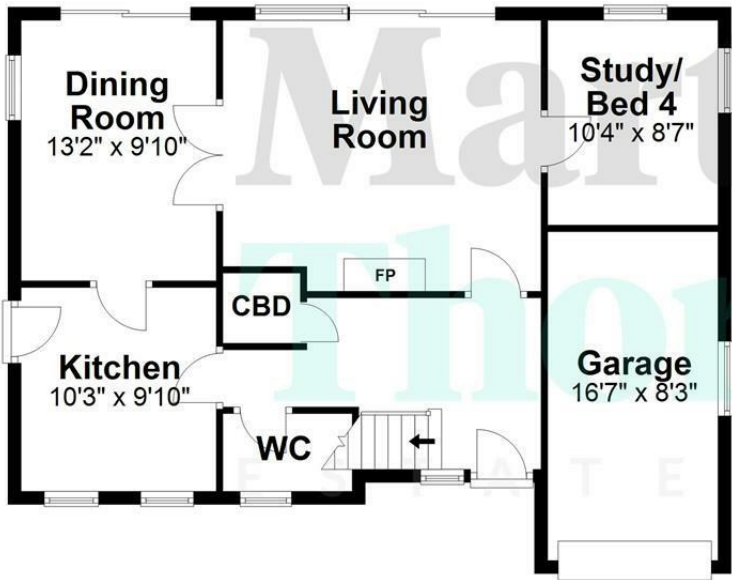
This three/four-bedroom detached home enjoys a cul-de-sac setting among other detached homes. It has bags of potential to redesign and potentially extend the existing layout (subject to necessary permissions and consents). Located a short distance from the town centre, the train station and Greenhead Park. It has been a much loved family home and offers a certain amount of flexibility. The accommodation comprises an entrance hallway, downstairs WC, kitchen, separate dining room, good-sized living room and bedroom four/study. On the first floor are three bedrooms and a bathroom, incorporating a showering area. The property has a gas-fired central heating system and double-glazing. Externally, the property stands centrally in a good-sized plot and has two driveways, one leading to a car port and the other to an integral garage. The rear garden is a selling feature, with a south-westerly aspect and enjoying a good deal of privacy. It has a summerhouse with power and lighting, a timber shed, a lawn and patio. The property is offered with the benefit of no onward chain.

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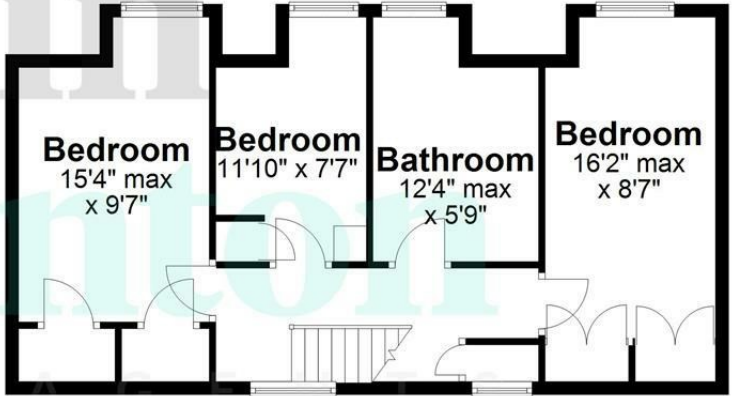
Floorplan



Ground Floor



First Floor



Total area: approx. 1436.6 sq. feet
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Details



Entrance Hallway



An external uPVC door with opaque glazed panels and a matching side screen gives access into the spacious entrance hallway. This has a spindle staircase rising to the first floor accommodation, a useful large built-in storage cupboard for coats and shoes, etc., and a radiator.

Kitchen



The kitchen is positioned at the front of the property and is light and bright with a dual aspect. It has twin uPVC windows to the front elevation and a side uPVC door. There are wall cupboards and base units, under unit lighting, a one-and-a-half bowl stainless steel sink unit and tiled surrounds. There is a Stoves electric hob and a fan oven with a canopy style filter hood above. Integrated appliances comprise a fridge and freezer. Concealed in this room is the boiler for the central heating system. There is a Dimplex plinth heater, an

upright radiator, a tiled floor and a door leading to the dining room.

Dining Room



This room is positioned at the rear of the property, with a uPVC window and patio doors giving access to the garden. It can accommodate a good-sized dining table and additional furniture. There is coving to the ceiling, a radiator and timber and glazed doors lead to the living room.

Living Room



This good-sized, light and bright reception room has patio doors overlooking the garden. It has plenty of space for furniture, a marble finish fireplace with matching inlay and hearth, home to an electric fire. There are built-in storage cupboards, shelving, coving to the ceiling and two radiators. This room also has a door leading to the hallway and a further door leads to bedroom four/study.

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Bedroom Four/Study



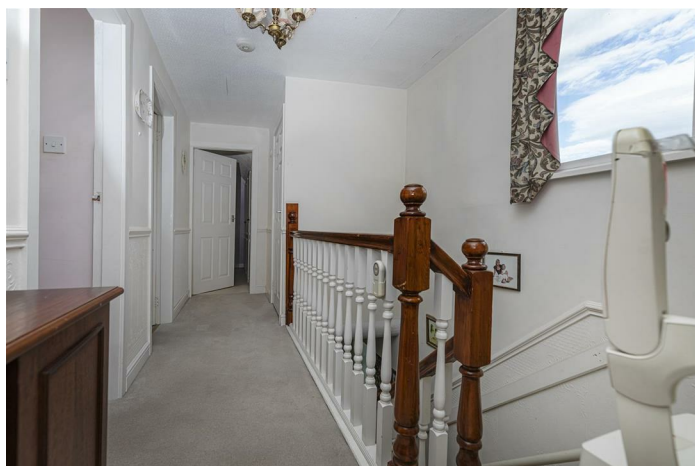
This multipurpose room has been utilised as a ground floor bedroom, but also as a home office/study. It has a dual aspect, with rear and side uPVC windows, oak style laminate flooring and a radiator.

Downstairs WC



This room has a white two-piece suite comprising a low-level WC with a concealed cistern and a circular sink unit set to a worktop, with storage cupboards below. There is half-height tiling to the walls, tiling to the floor, an opaque uPVC window and a radiator. There is also plumbing for a washing machine.

First Floor Landing



From the entrance hallway, a staircase leads to the first floor landing. This has spindle balustrading and uPVC window to the front elevation. There is a useful walk-in store area with shelving and an opaque uPVC window.

Bedroom One



This double bedroom is positioned at the rear of the property and has built-in wardrobes with hanging rails and shelving and a rear uPVC window. There is space for further furniture, access to loft space and eaves storage, and a radiator.

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Bedroom Two



This double bedroom has built-in wardrobes with hanging rails and shelving and a uPVC window. There is space for further furniture and a radiator.

Bedroom Three



This good-sized single bedroom has a rear uPVC window, a built-in storage cupboard and a radiator.

Bathroom



The bathroom has a corner bath with a shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is a showering area with an independent shower, rail and curtain. This has been adapted for ease of access for those with mobility issues. There are appropriate tiled surrounds, a uPVC window and a radiator.

External Details



In front of the property, there is a lawned garden and a large tarmac driveway providing parking and access to the integral garage. On the left-hand side of the lawn, there is an additional parking area with a car port and external water. The rear garden is a selling feature of the property, having a south-westerly aspect and the patio can be a real sun trap, with the added benefit of a retractable awning. There is a summer house with timber and glazed doors, power and

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lighting, along with a lawned garden area. The garden a water feature, a range of shrubs and evergreens, helping to create a feeling of privacy, external lighting, a timber shed and an outside power socket.

Garage

The integral garage has an up-and-over door, power and lighting and a single-glazed side window.

Tenure

The vendor informs us that the property is freehold.

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Directions

