

BOULTONS

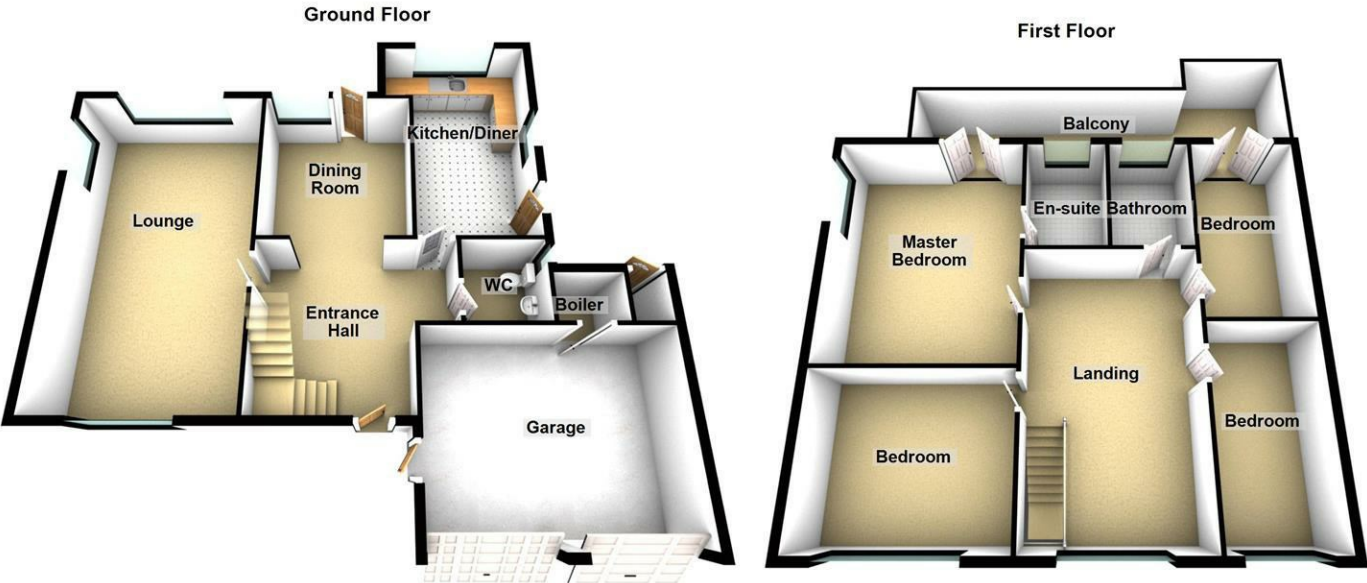
54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



3 Edgerton Green
Edgerton, Huddersfield, HD1 5RD

Best Offers Over £495,000

4 2 2



For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp
3 Edgerton Green, Huddersfield



- CHARTERED SURVEYORS
- AUCTIONEERS
- ESTATE AGENTS
- VALUERS
- LETTING AND MANAGEMENT SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



Nestled in the desirable Edgerton Green area of Huddersfield, is this remarkable opportunity for those looking to make their own mark on a spacious home and a similarly generous plot. Situated in an attractive cul-de-sac setting, the property enjoys a corner position that offers both a good degree of privacy and enormous potential.

This extensive plot lends itself beautifully to re-modelling, allowing you to create a home that perfectly suits your tastes and lifestyle. With ample space available, there is also the exciting possibility of extending the property, subject to planning permission, which would not be detrimental to the vast amenities space surrounding the property.

This property is brimming with potential. The sought-after location ensures that you will be part of a sought after community near Greenhead Park, the town center and is even closer to the local amenities of Marsh and transport links such as the M62 and the railway station in town.

Do not miss the chance to transform this house into your dream home in a lovely neighbourhood. Embrace the opportunity to create a space that reflects your personal style and enjoy the benefits of living in such a prime location.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

11'8" x 15'1" max

Accessed via a uPVC double glazed front door with leaded and coloured glass inset unit and two uPVC double glazed picture windows to the front elevation allowing good levels of natural light into this reception hall. With a turned feature staircase rising to the first floor where there is a galleried style landing. All the ground floor rooms can be accessed from this grand reception hall.

LOUNGE

23'9" x 13'8" mac

Also enjoying excellent levels of natural light via the triple aspect windows which include two picture windows to the front and rear elevations and an aluminium framed window positioned to the gable end. There is a central heating radiator, decorative coving, ceiling roses and a coal effect gas fire within a traditional, tiled surround. Internal glazed double doors lead through to the dining room.

DINING ROOM

12'1" x 11'8"

Open plan in design adjacent to the reception hall. An internal door leads to the kitchen and there is another door leading out to the garden. To the rear elevation is a picture window with an attractive outlook over the rear garden and beyond.

DINING KITCHEN

18'7" x 12' max, 9'1" average

The kitchen area is fitted with a range of beech effect wall and base units black slate effect working surfaces which incorporate a one and a half bowl stainless steel inset sink unit with mixer tap, provision for a cooker, a stainless steel extractor hood over the cooker space, plumbing for a washing machine, integrated dishwasher and an integrated fridge. A uPVC double glazed window overlooks the rear garden and there are part tiled splashbacks surrounding the preparation area.

In the dining area there is a central heating radiator and a uPVC double glazed window to the side elevation and a solid PVC door giving access to the rear of the property. There is also plumbing for a washing machine and a door leading back through to the reception hall.

CLOAKROOM/WC

5'5" x 5'9"

Fitted with a two piece suite comprising low flush wc, pedestal hand wash basin, part tiled splashbacks and a uPVC double glazed window with privacy glass inset.

FIRST FLOOR

LANDING

12'1" x 11'9" average (16' max)

A galleried style landing with good levels of natural light via the uPVC double glazed window to the front elevation overlooking the front garden. There is a loft hatch allowing access to the roof void, not inspected at the time of the appraisal. There is also a useful, generous sized linen cupboard along with additional cupboard storage unit.

BEDROOM 1

13'9" x 11'6"

With a bank of wardrobes comprising two double and one single robe with cupboard storage over, central heating radiator and French doors leading out to a rear balcony. An internal door leads to the en suite.

EN SUITE SHOWER ROOM

8'5" x 5'10"

Fitted with a modern three piece suite comprising low flush wc, pedestal hand wash basin and walk-in double shower with main shower head and hand held shower attachment, part tiled walls, heated towel rail and a window with privacy glass inset to the rear elevation.

BEDROOM 2

11'8" x 9'

With a central heating radiator, double wardrobe with storage above and a pair of French doors leading out to the balcony.

BEDROOM 3

13'10" x 9'3"

With a central heating radiator and a uPVC double glazed window positioned to the front elevation. Double robe with cupboard storage over.

BEDROOM 4

9' x 9'4"

With a double robe with cupboard storage over, a uPVC double glazed window to the front and side elevations and a central heating radiator.

BATHROOM

8'6" x 5'10"

Fitted with a three-piece white suite comprising panel bath with mixer tap over, low flush WC, pedestal wash and basin. Tiled splashback central heating radiator, medicine cupboard and a window positioned to the rear elevation with privacy glass inset.

OUTSIDE

To the front is a double width driveway (shared with a neighbouring property at the beginning of the driveway) leading to a twin garage, established gardens to the front with evergreens and mature planting, in need of some attention. The rear garden is very generous in size, originally lawned and now also in need of some renewal.

TENURE.

We understand that the property is a freehold arrangement. Please be aware that there is a nominal rent charge payable annually.

COUNCIL TAX

AGENTS NOTES

There is a conditional permission granted under application number : 2023/62/93614/W for the demolition of the existing property and the erection of one new one.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		