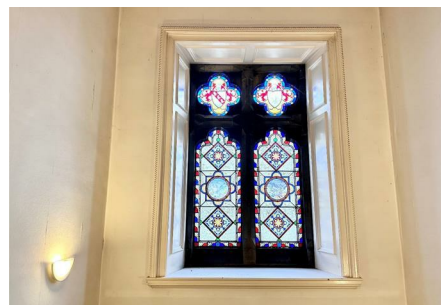




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



6 Edgerton Road, Huddersfield, HD1 5RB

Offers In The Region Of £620,000

A Magnificent Grade II Residence This executive property forming the inner section of this magnificent building with a "fairy tale-esque" stunning turret room boasting woodland views, set within half an acre of grounds, Grannum Lodge on Edgerton Road provides outstanding spacious accommodation set over five floors which is perfect for any growing family. Boasting exquisite period features including stunning architecture, original stained glass windows and a grand entrance, whilst having scope to add your own unique stamp. Ideally positioned well for commuters seeking access to the M62 motorway network and good links to the HRI and Lindley Village, this impressive double fronted six bedroom period home enjoys a galant reception hall, two large reception rooms, dining/kitchen, separate pantry and access to the rear. To the lower floors, there are four cellar rooms, wine cellar and access to the garage with further storage. To the first floor: two double bedrooms, large house bathroom and primary bedroom with walk-in closet and en-suite. To the second floor: two double bedrooms, occasional room, shower room and steps leading to this unique turret room which could also be used a sixth bedroom. This property is complemented by traditional features brimming with character, decorative cornice and ornamental fireplaces. Externally there is a driveway for parking and a second garage. This property must be seen to truly appreciate the grand accommodation on offer! Tel 01484 644555 to arrange a viewing today!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR



An original Victorian solid wood six panelled entrance door leads to:

ENTRANCE LOBBY



Entrance lobby with twin aspect featured windows to the side aspects. Double doors with original panelling and feature glass windows lead onto the reception hallway. Finished with authentic tiled flooring:

27FT RECEPTION HALLWAY 27'x 14'10 (8.23m'x 4.27m'3.05m)

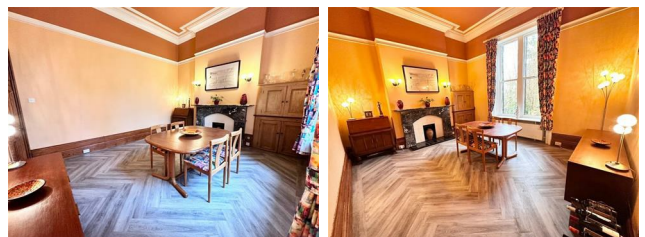


This grand reception hallway offers a beautiful, turning staircase leading to the upper floors. Boasting high ceilings with original cornice, raised skirting boards, matching dado rails and decorative architraves. Finished with twin wall mounted gas central heated radiators and doors leading to:

SEPARATE W/C

Separate under stairs w/c with original window to the side aspect. Featuring a two piece suite in white, comprises of: hand wash pedestal basin and low level flush w/c. Finished with tiled effect flooring:

DINING ROOM 15'3 x 13'5 (4.57m'0.91m x 3.96m'1.52m)



This impressively sized, charming dining room with large Victorian style sash windows to the front aspect. Featuring a fantastic Marble fireplace with tiled back and hearth, boasting original cornice, picture rail and built in storage cupboards to one alcove. Finished with twin wall lighting, wall mounted double panelled gas central heated radiator, raised skirting boards and parquet effect flooring:

LARGER THAN AVERAGE LOUNGE 20'6 x 17'11 (6.10m'1.83m x 5.18m'3.35m)



This larger than average lounge is over 20 feet long and benefits from twin aspect Victorian style sash windows overlooking the front which takes full advantage of the natural light. Boasting an original fire surround with multi-fuel stove, tiled back and hearth. Finished with authentic cornice, picture rail, T.V point, telephone point, raised skirting boards and twin wall mounted double panelled gas central heated radiators:

FIREPLACE



An original fire surround with multi-fuel stove, tiled back and hearth:

DINING KITCHEN 10'10 x 10'9 (3.05m'3.05m x 3.05m'2.74m)



Set to the rear of this property is this modern kitchen/diner with twin aspect windows to the side and rear elevations. Featuring a matching range of

base and wall mounted units in Beech wood effect with butcher block working surfaces, tiled splash backs and inset stainless steel 1 and a 1/2 sink unit with drainer and mixer tap. There is a gas cooker point with stainless steel extractor hood over, plumbing for a dishwasher and space for a fridge freezer. There is also ample space for a dining table and chairs as well as a featured vintage serving bell. Finished with inset ceiling spotlighting, vertical gas central heated radiator and tiled flooring. Door leads to:

STEPS DESCENDING TO

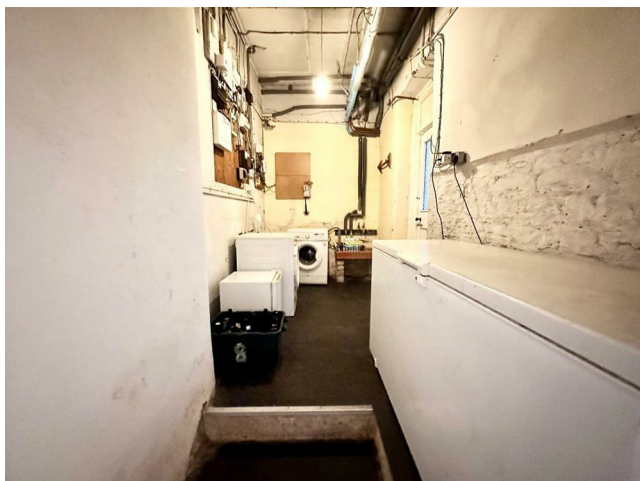
Steps descend to an inner lobby with opaque sash window to the rear aspect. A door provides access to the rear of the property and a secondary door leads to:

PANTRY 7'3 x 3'9 (2.13m'0.91m x 0.91m'2.74m)



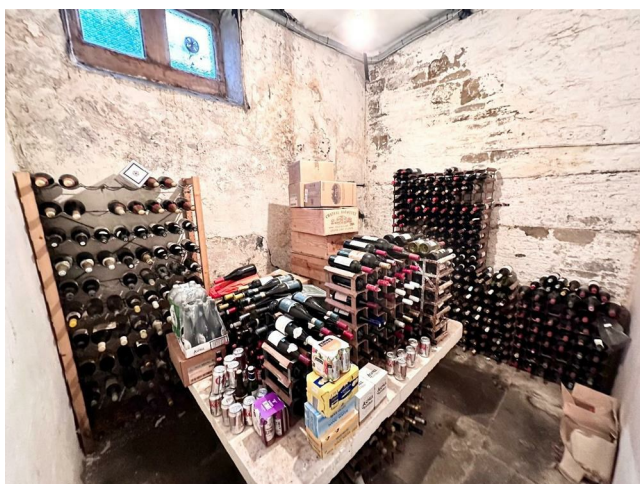
A useful pantry with window to the side aspect and built-in storage shelves. Finished with tiled effect vinyl flooring:

UTILITY ROOM



Utility room which houses the meters and fuse board, with ample space for a fridge and chest freezer as well as plumbing for an automatic washing machine and dryer. Door provides access to the rear aspect:

WINE CELLAR 11'2 x 8'7 (3.35m'0.61m x 2.44m'2.13m)



A fantastic addition to the property is this wine cellar providing ample room for storage. With original window to the rear aspect and finished with original stone flooring:

STORAGE ROOM 14'9 x 9'7 (4.27m'2.74m x 2.74m'2.13m)



An additional storage room finished with original stone flooring:

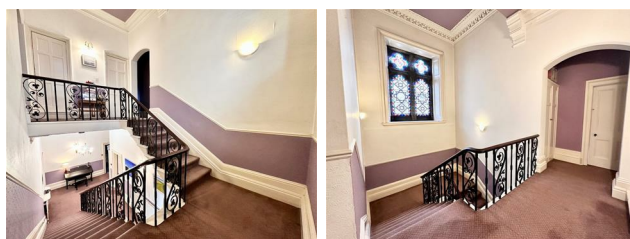
FURTHER CELLAR ROOM 10'9 x 9'5 (3.28m x 2.87m)

Further cellar room offering potential buyers an array of opportunities, finished with original stone flooring:

COAL AREA

Original coal store area:

TO THE FIRST FLOOR LANDING



Turning staircase with iron balustrade leads to the upper floors with a beautiful, authentic Chapel style stained glass window to the front aspect and original decorative cornice. Finished with dado rail, wall mounted lighting, built in storage cupboards and doors leading to:

HOUSE BATHROOM 10'7 x 7'7 (3.05m'2.13m x 2.13m'2.13m)



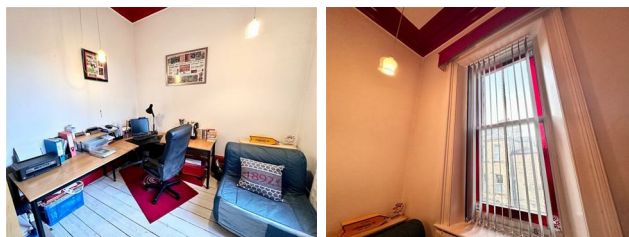
This partly tiled, house bathroom with original windows overlooking the rear aspect. Featuring a four piece bathroom suite in white with chrome effect fittings, comprises of: corner bath with shower head attachment and mixer tap, corner shower cubicle with mains fitted shower over and sliding glass doors, built-in hand wash vanity basin with glass surface and overhead spotlighting, incorporating a low level flush w/c. Finished with original cornice, inset ceiling spotlighting, twin wall mounted chrome heated towel rails and traditional wood flooring:

BEDROOM TWO 13'4 x 12'4 (3.96m'1.22m x 3.66m'1.22m)



Spacious guest bedroom boasting a high ceiling and Victorian style sash windows overlooking the front aspect. Featuring a built-in wardrobe, original cornice and panelling. Finished with raised skirting boards and a wall mounted gas central heated radiator:

BEDROOM THREE 10'6 x 10' (3.20m x 3.05m)



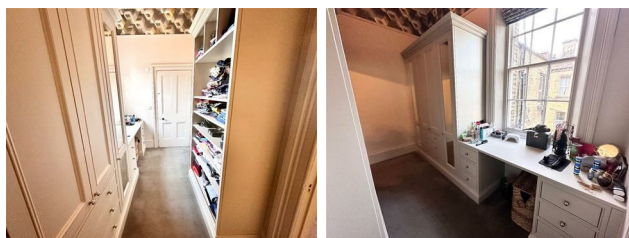
Third bedroom used by the current owners as a home office with original stained glass sash window overlooking the rear aspect. Finished with original cornice, raised skirting boards, wall mounted gas central heated radiator and traditional wood flooring:

PRIMARY BEDROOM 14'6 x 14'3 (4.27m'1.83m x 4.27m'0.91m)



Primary bedroom benefitting from a stylish walk-in closet and en-suite facilities with Victorian style sash window overlooking the front aspect and taking full advantage of the natural light. Featuring an original ornamental tiled fireplace, authentic cornice and wall mounted lighting with wireless charging points. Finished with a built-in wardrobe, raised skirting boards and twin vertical wall mounted gas central heated radiator. Door leads to:

WALK-IN CLOSET 12'1 x 7'2 (3.68m x 2.13m'0.61m)



A stylish walk-in closet with Victorian style sash window set to the rear aspect. Featuring fitted wardrobes and a built-in desk:

wardrobes, drawers and shelves with a built-in dressing table. Finished with original cornice, picture rail, wall mounted gas central heated radiator and door leading to:

EN-SUITE SHOWER ROOM 5'4 x 3'5 (1.52m'1.22m x 0.91m'1.52m)



Partly tiled en-suite shower room, featuring a three piece suite in white with chrome effect fittings comprising of: walk-in shower cubicle with mains fitted waterfall shower over and bi-folding glass door and hand wash vanity basin. Finished with inset ceiling spotlighting, ceiling extractor, wall mounted gas central heated radiator and Karndean effect flooring with underfloor heating:

W/C 5'4 x 3'3 (1.52m'1.22m x 0.91m'0.91m)



Door way leads to a separate w/c with original window set to the rear aspect, comprising of an incorporated low level flush w/c. Finished with inset ceiling spotlighting and tiled flooring:

STAIRCASE RISES TO

Staircase rises to the second floor:

INNER HALLWAY

Inner hallway leads to:

SECOND FLOOR U-SHAPED LANDING 18'6 x 16'3 (5.49m'1.83m x 4.88m'0.91m)



Sizeable U-shaped landing with spindler banister rail and Victorian style sash window overlooking the rear aspect. Finished with wall mounted electric storage heater and doors leading to:

SHOWER ROOM 9'4 x 7'8 (2.74m'1.22m x 2.13m'2.44m)



Partly tiled shower room with velux window to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, comprises of: corner shower cubicle with mains fitted shower and sliding glass doors, hand wash pedestal basin and low level flush w/c. Finished with inset ceiling spotlighting, wall mounted lighting, wall mounted chrome heated towel rail and electric storage heater and tiled effect flooring:

BEDROOM FOUR 12'8 x 10'8 (3.86m x 3.25m)



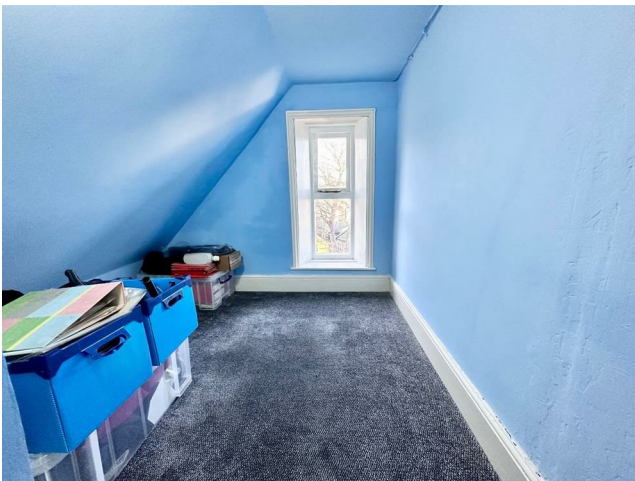
Fourth good sized bedroom with original Arched sash window overlooking the front aspect. Featuring an ornamental iron fireplace and wall mounted lighting:

BEDROOM FIVE 18'3 x 17'5 (5.56m x 5.31m)



Fifth spacious bedroom with original Arched sash window overlooking the front aspect and velux window to the rear aspect. Featuring an ornamental iron fireplace and finished with wall mounted electric storage heater:

OCCASIONAL ROOM 10'1 x 7'8 (3.05m'0.30m x 2.13m'2.44m)



Occasional room offering multiple uses, used by the current owners as a storage room, with original window overlooking the rear aspect:

STAIRCASE LEADS TO

Staircase rises to:

TURRET ROOM/BEDROOM SIX 10'4 x 10'2 (3.15m x 3.10m)



A superb and charming addition to this home is this turret room, used by the current owners as a reading room, but could also be used as a sixth bedroom. With triple aspect original Chapel style windows offering panoramic views. Finished with built in shelves and storage cupboards:

ACCESS TO SINGLE GARAGE 14'2 x 9'10 (4.27m'0.61m x 2.74m'3.05m)

There is access to an integral single garage with double doors. Boasting a separate storage room and door leading to:

SECOND GARAGE

Second integral garage used by the current owners as a wood store with up and over door:

DRIVEWAY



An extensive tarmac driveway leads to the front of the property and offers ample off road parking:

HALF AN ACRE OF GROUNDS



The property stands in approximately half an acre of established gardens which during the Spring and Summer months allow almost total privacy. Most of the trees that border the house have preservation orders. There are large lawned garden areas to the side aspect and offers a variety of well established protected trees and mature shrubs. A tree lined driveway leads to the off road parking area for up to three vehicles which is situated to the front aspect and a stone staircase leads to the grand entrance. To the rear aspect is a stone flagged patio area with separate access to the lower floor of the property, integral garage and a second garage:

TRADITIONAL FEATURES



The property has an abundance of traditional features:

ADDITIONAL PHOTOGRAPHS



A selection of additional photographs:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the motorway and great schools in the immediate vicinity: St Patrick's Primary Academy, Brambles Primary Academy, The Mount School, Huddersfield Grammar School & Nursery, Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy and Greenhead College which is ranked one of the best 6th Form colleges in the country.

Conveniently located close to the M62 motorway networks and in close range to Huddersfield town centre and Lindley Village offering local bars, restaurants and boutique shops. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Royal Infirmary.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel- or our office mobile on Mobile Number

Email - sales@admresidential.co.uk

COUNCIL TAX BAND

The council Tax Banding is "F"

Please check the monthly amount on the Kirklees Council Tax Website.

TENURE

This property is Freehold.

STAMP DUTY INFORMATION

Stamp Duty thresholds, raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up to £250,000, and first-time buyers get relief on homes up to £425,000.

Home-movers will pay no stamp duty on properties up to £125,000, with 2% due on the next £125,000, and the first-time buyer threshold will drop to £300,000, with no first-time buyer relief on purchases above £500,000.

If your property transaction completes after 31 March 2025, they could incur additional Stamp Duty cost.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8000-7325-4002-0079-8202>

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

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BOUNDARIES AND OWNERSHIPS

Please note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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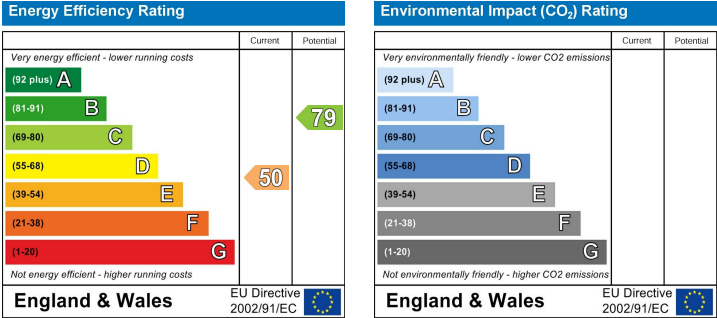
FURTHER PHOTOS



Floor Plan



Energy Efficiency Graph



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