



The Edge

89 New North Road | Huddersfield | West Yorkshire | HD1 5ND

 FINE & COUNTRY

# STEP INSIDE

## The Edge

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The Edge is an impressive six bedroom Grade II listed semi-detached residence, standing proudly on New North Road and offering a rare combination of Victorian grandeur, architectural significance and contemporary multi generational living. Built in 1876 and originally numbered 85 before neighbouring semis were added and the street renumbered, the property carries a rich sense of history.

For around forty years it served as a physiotherapy clinic, before change of use was granted in 2020 and the building was thoughtfully restored and reimaged as a modern family home.

Fully renovated in 2020, The Edge now offers beautifully balanced accommodation arranged over four floors, with the unique advantage of fitted kitchens to the ground floor, lower ground floor and second floor — creating exceptional flexibility for extended families, independent living arrangements or premium guest suites.

### MAIN DESCRIPTION

The main entrance opens into a wide, elegant hallway that immediately showcases the scale and character of the home.

The original wide sweeping staircase, high ceilings, deep skirtings and original architectural detailing reflect the building's Victorian heritage, while the renovation has introduced a refined, contemporary finish.

On the ground floor, the property offers an elegant WC, a spacious reception room and a beautifully appointed breakfast kitchen.

The reception room is currently enjoyed as a formal dining space and a daytime sitting room, its generous proportions enhanced by a large bay window to the front which floods the room with natural light.

A central fireplace provides an elegant focal point, anchoring the room with a sense of period charm. Throughout the house, the owners have invested particular attention in the décor, selecting heritage colours that complement the building's Grade II listed status and highlight original features such as the ornate coving and impressive ceiling roses. This thoughtful approach creates a cohesive aesthetic that celebrates the history of the property while feeling fresh and contemporary.

The breakfast kitchen has been completed with a sleek, modern design in white, featuring seamless handleless cabinetry that offers practical storage and houses integrated appliances.

A substantial central island provides sociable dining space and further storage, while a full wall of coordinating floor to ceiling cupboards ensures the kitchen remains both functional and beautifully streamlined.

From the kitchen there is an external door leading out to the garden.

There is a side door providing direct access into the main entrance hall, a feature that may be of particular interest to anyone wishing to explore the option of private entry to the self contained studio on the lower

ground floor which is currently integrated into the main house, providing additional reception space and excellent privacy for guests.

This versatile suite comprises a sitting room/music room — a generous and adaptable space that could easily serve as an additional bedroom if required — together with a fully fitted kitchen featuring modern cabinetry, integrated appliances, breakfast bar seating and space for a small dining table.

A well proportioned bedroom and separate shower room / WC completes the arrangement.

This wonderful studio style apartment lends itself perfectly to long staying guests, independent teenagers or elderly relatives seeking a degree of autonomy, and it also presents an attractive opportunity for those considering an Airbnb or similar rental option.

Its thoughtful design and private feel make it one of the standout features of the home.

The first floor offers a wonderfully balanced arrangement of living and private spaces, comprising a second sitting room, the main bedroom, a separate dressing room, the luxurious house bathroom and a well planned laundry room.

The second sitting room, also positioned on this floor, provides excellent versatility. Currently enjoyed as an additional living area, it could easily be utilised as a further bedroom if desired. Like the main bedroom, it features a charming fireplace that reinforces the period elegance of the home.

The main bedroom is beautifully designed, featuring an ornamental fireplace that adds character and warmth. This room is complemented by a superb separate walk in wardrobe and dressing room, fitted with high quality cabinetry and generous storage — a boutique style space that enhances the sense of luxury.

The house bathroom has been created with meticulous attention to detail, offering a truly indulgent retreat. The freestanding double ended bath and generous double walk in shower are beautifully paired with twin sinks set within a stylish vanity unit, along with a WC.

The overall design blends contemporary luxury with heritage sensitivity.

A particularly innovative feature of this floor is the dedicated utility and laundry room — a practical and thoughtful addition that eliminates the need to carry laundry through the house. Its placement on the first floor makes everyday living notably more convenient.

To the second floor, the owners have once again considered every possibility and created what could easily function as another self contained studio. This level comprises a comfortable sitting room with a neatly designed kitchenette, two well proportioned bedrooms and a modern shower room and WC.













# STEP OUTSIDE

## The Edge

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The exterior of the property is every bit as impressive as the interior, with the same outstanding level of finish and attention to detail.

The gardens are beautifully manicured, complemented by paved walkways that frame the house and enhance its elegant façade.

The property benefits from a discreet right of access behind the neighbouring properties into a large, gated driveway, providing parking for several vehicles and leads to a detached double garage — a rare and valuable asset for a home of this period. The garden features lawned areas together with a superb entertaining patio, complete with a high quality oak gazebo and a useful concealed storage shed, creating an inviting space for outdoor dining and relaxation.

There is also gated pedestrian access directly from New North Road, adding convenience and practicality to the home's overall layout.





# INFORMATION

The property is within Kirklees Council with a council tax band D. The property is Grade II listed so is exempt from having an EPC, and is connected to mains services including mains gas, electricity, water and sewerage.

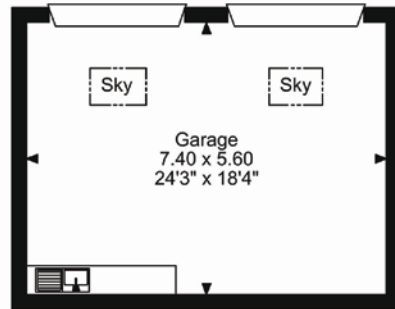
The property is separated into 3 titles – further information can be given when viewing the property.

WYE847 is Leasehold held on a 999 year lease from 25th March 1926 with an annual rent of £0.92 per annum

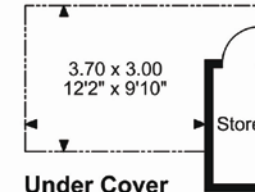
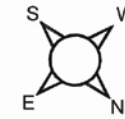
WYE7820 is Leasehold held on a 999 year lease from 29th September 1870 at a cost of £4.72 per annum

WYK757101 is Freehold

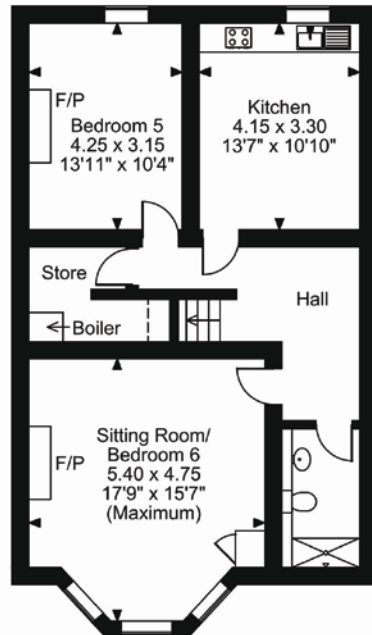




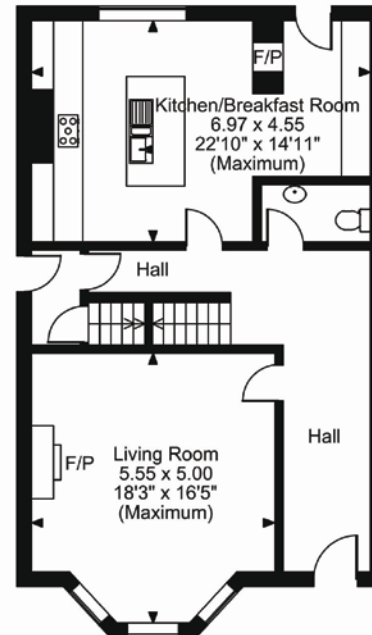
**The Edge, New North Road, Huddersfield**  
**Approximate Gross Internal Area**  
**Main House = 3205 Sq Ft/298 Sq M**  
**Garage = 446 Sq Ft/41 Sq M**  
**Store = 28 Sq Ft/3 Sq M**  
**Total = 3679 Sq Ft/342 Sq M**



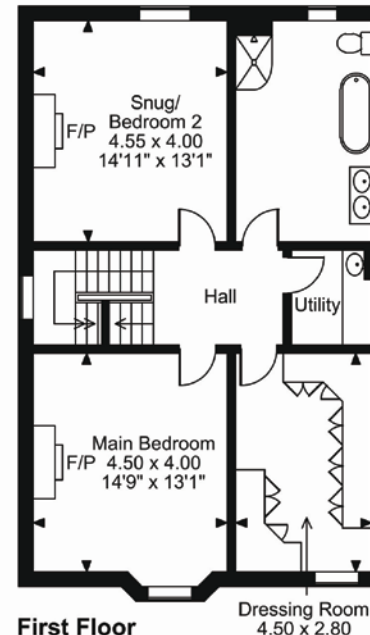
**Under Cover Seating Area**



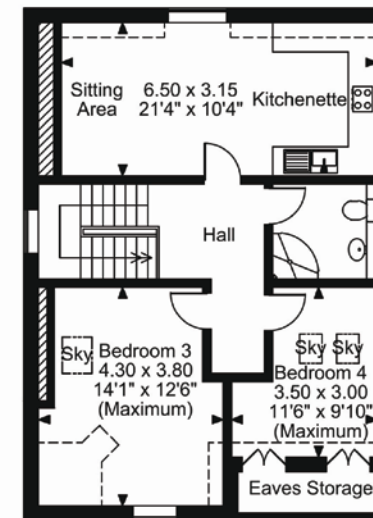
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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