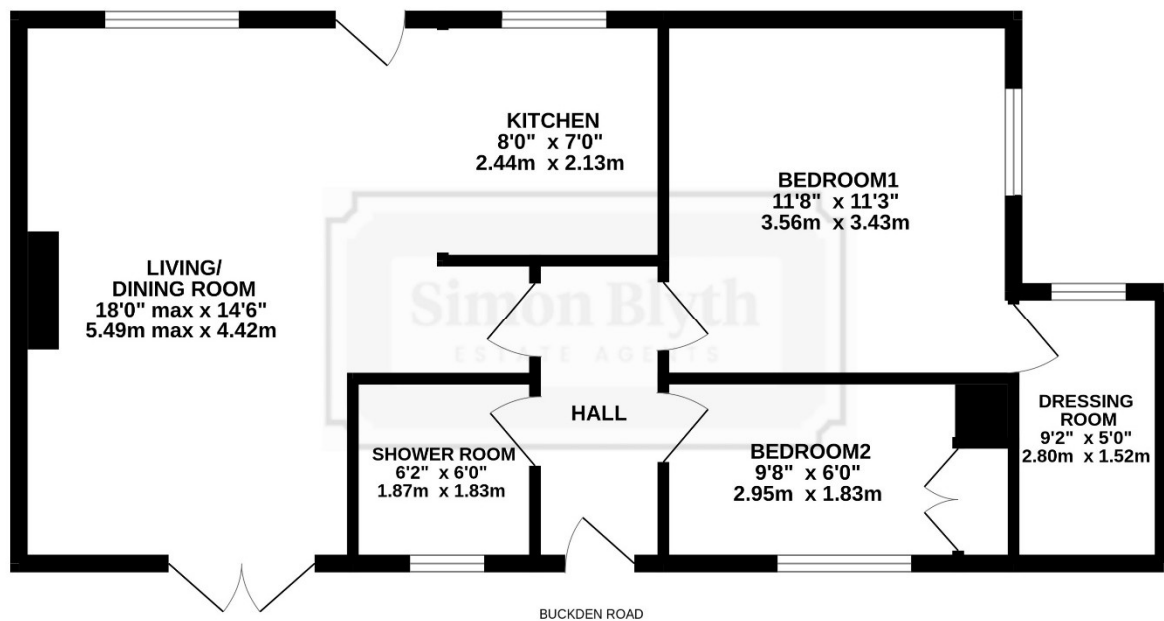




2 Buckden Road, Edgerton, Huddersfield, HD3 3AX



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PROPERTY DESCRIPTION

A stone built double fronted semi-detached true bungalow with a blue slate pitched roof and once forming part of Springfield Hall. The property is located within the Edgerton conservation area and was constructed circa 1862 and provides comfortable and well-planned accommodation with stylish modern interior together with well screened gardens and two parking spaces. The bungalow is available with vacant possession and no onward chain and is ideally situated close to local shopping facilities in neighbouring Marsh and Lindley and just a short drive from both the town centre and junction 24 of the M62 motorway. The accommodation is served by a gas central heating system, sealed unit double glazing and briefly comprises entrance hall, generous living/dining room which is open plan to one side to the kitchen, the master bedroom has a walk-in wardrobe/ utility whilst the second bedroom has fitted wardrobes, cupboards and bunk bed, there is also shower room. Externally there is off-road parking for two cars together with well screened gardens to both front and rear.

Offers Around £269,950

ENTRANCE HALL

Measurements- 9'8" x 3'9"

This has a timber panelled and glazed door with a timber and sealed unit double glazed window over, there is a ceiling light point, oak effect laminate flooring and from the hallway access can be gained to the following rooms: -

LIVING/DINING ROOM

Measurements – 18'0" x 14'6"

This generously proportioned room is open plan to the kitchen to one side and has timber and sealed unit double glazed windows looking out across the front garden together with uPVC double glazed French doors opening onto the rear garden. There is oak effect laminate flooring which continues throughout the living area, there are two column radiators, two ceiling light points, two wall light points and as the main focal point of the room housed within the chimney breast there is a wood burning stove resting on a stone flagged hearth.





KITCHEN

Measurements – 8'0" x 7'0"

This has a timber and sealed unit double glazed window, timber and frosted glazed stable door giving access to the front garden, there are base cupboards and drawers which are complimented by overlying quartz worktops with an inset rectangular stainless steel sink with monobloc tap over, Smeg stainless steel free standing cooker with four ring gas hob and smoked glass electric fan assisted oven beneath, stainless steel extractor hood over, plumbing for dishwasher and space for fridge freezer.



BEDROOM ONE

Measurements – 11'8" x 11'3"

A double room with timber and sealed unit double glazed window, column style radiator, oak effect laminate flooring and ceiling light point. From here a door gives access to a walk-in wardrobe/utility room.



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WALK-IN WARDROBE/UTILITY ROOM

Measurements- 9'2" x 5'0"

With an automated light, extractor fan, wall mounted ideal gas fired central heating boiler, plumbing for automatic washing machine and timber and sealed unit double glazed window.



BEDROOM TWO

Measurements- 9'8" x 6'0"

With a timber and sealed unit double glazed window looking out over the rear garden, there is a column style radiator, oak effect laminate flooring, fitted wardrobes, cupboards and bunk bed with storage beneath.





SHOWER ROOM

Measurements- 6'2" x 6'0"

With inset LED downlighters, frosted timber and sealed unit double glazed window, part tiled walls, tiled floor, wall light point, extractor fan, column style radiator and fitted with a suite comprising hand wash basin with chrome towel rail beneath, low flush w.c. and shower with shower curtain and chrome shower fitting incorporating fixed shower rose and separate hand spray.



OUTSIDE

PARKING

From Buckden Road turn right into the first driveway for Springfield Hall and continue around to the left where there are two parking spaces immediately in front of the bungalow.



GARDENS

Beyond the driveway there is a well screened garden which has a central flagged pathway with metal trellis with climbing rose, there is a lawn, gravelled area, planted trees, flowers and shrubs. A pathway continues across the front and down the lefthand side where there is an open garden store. To the far side of the property there is a stone flagged patio spanning the full width of the property and from here there is access to the hallway or to the living room through French doors. This flagged patio is well screened by planted trees and shrubs and with a short flight of steps to one side leading to a wrought iron hand gate which opens directly onto Buckden Road.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has sealed unit double glazing

Property tenure – - Leasehold for the remainder of a 999-year lease from the 01/11/1862 with a nominal annual ground rent.

Council tax band – C

Directions- Using satellite navigation enter the postcode HD3 3AX

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
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