

BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan



Edgerton Road
Edgerton, Huddersfield, HD1 5RB

£70,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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	



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



VALUERS



LETTING AND MANAGEMENT SPECIALISTS

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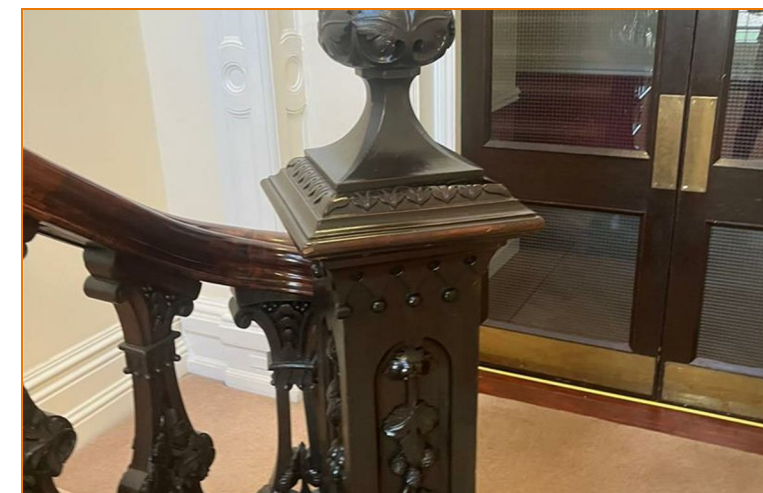
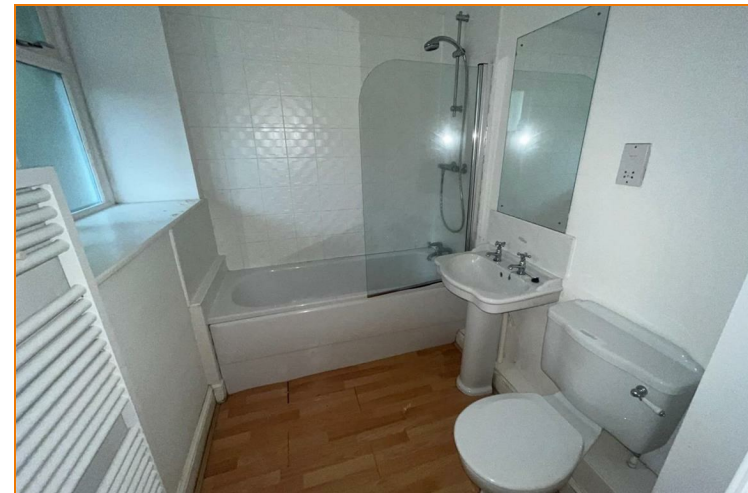
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Edgerton Road

Edgerton, Huddersfield, HD1 5RB

£70,000



Well set back on Edgerton Road, this charming one-bedroom garden flat offers a delightful blend of modern living within a grand Grade II listed building. The property has been thoughtfully converted, providing a spacious and inviting atmosphere that is perfect for first-time buyers, professionals and couples.

The spacious lounge enjoys enough space to dine and seamlessly connects to a private patio through French doors. This outdoor area is ideal for enjoying a morning coffee or hosting friends on warm summer evenings. The communal grounds surrounding the property add to the appeal, offering a pleasant environment for relaxation and leisure.

The location is particularly advantageous, with easy access to the vibrant town centre, as well as the bustling areas of Lindley and Marsh. For those who require convenient transport links, the M62 motorway is just a short drive away, making commuting a breeze.

This flat not only boasts modern conveniences but also retains the character and charm of its historic roots. With its spacious living arrangements and desirable location, this property presents an excellent opportunity for anyone looking to establish themselves in a tucked away apartment yet within touching distance of vibrant villages and the town. Don't miss the chance to make this lovely garden flat your new home.

RECEPTION HALL

15'5" x 3'6"

Accessed via a traditional solid timber front door with a spy hole, with an alarm control panel, telephone/video security entry phone, central heating radiator, smoke alarm and spotlights. There is a large, useful cylinder cupboard (4'6" x 2'7") housing the cylinder, fuse board, heating system control panels and thermostat.

KITCHEN

7'5" x 7'4"

Fitted with a range of modern wall and base units with complementary working surfaces which incorporate a 4 ring

electric hob and stainless steel inset sink unit with draining board and mixer tap. The kitchen is further equipped with an integrated fridge and freezer, washing machine and oven beneath the hob and stainless steel extractor canopy over, part tiled splashbacks around the worktops and central heating radiator.

LOUNGE

17'6" x 12'7" (18'7" into the bay)

This garden flat enjoys good levels of natural light via the timber framed double glazed windows around the bay and to the side of the property and further complemented by French doors leading directly out to the enclosed patio garden. You will also find two central heating radiators, television and telephone points and central heating thermostat.

BEDROOM

13'8" x 10'4" max or 7'9" ave to robe doors

The fitted wardrobes provide full hanging and shelving, there is a central heating radiator, timber framed double glazed window and an internal door leading to the en suite bathroom.

EN SUITE BATHROOM

7'4" x 5'7"

Fitted with a white three piece suite comprising low flush wc, pedestal hand wash basin and panel bath with shower over. There are attractive part tiled splashbacks, a heated towel rail and a timber framed double glazed window with privacy glass inset.

OUTSIDE

There are communal gardens around the building and a designated parking space for the apartment.

TENURE

Leasehold

SERVICE CHARGE

COUNCIL TAX BAND A

Band A