



RESIDENTIAL

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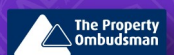


Waverley, 18 Edgerton Road, Huddersfield, HD3 3AD

Asking Price £220,000

Offered For Sale By ADM Residential is this truly stunning ground floor luxury apartment with private parking allocated spaces, set off this highly desirable and secluded location of Edgerton Road. Located in one of Edgerton's premier residential developments, Waverley, Ideally positioned well for commuters seeking access to the M62 motorway network and good links to the HRI and Lindley Village, also on a good bus route. This beautiful apartment is one of 13 apartments with a private entrance, being absolutely perfect for an array of buyers looking to downsize or even a semi-retirement purchase. The apartment comprises one spacious double bedroom featuring en-suite facilities, large lounge with featured Georgian style triple windows overlooking the rear grounds, a modern fitted kitchen, a stunning house bathroom, separate storage cupboard, and a single fitted bedroom. Edgerton is conveniently located close to the town centre, with excellent bus routes and transport links to the M62 and beyond and is within a short distance to the popular Greenhead Park with adjacent visitors parking. Immaculately presented throughout and set within prestigious grounds, it's a perfectly secluded property whilst being located nearby to amenities. Internal viewings are highly recommended to appreciate the accommodation on offer! Tel to arrange your viewing today!

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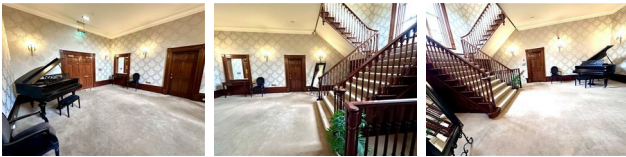


MAIN ENTRANCE



The apartment is accessed via the main entrance with original Georgian panelling, brass intercom systems security door leads to:

COMMUNAL LOBBY



Entrance lobby with elegant sweeping double staircase, Georgian style windows, traditional wooden doors, a grand piano resides in the lobby with the amazing picture window overlooks the rear lawn:

RECEPTION AREA



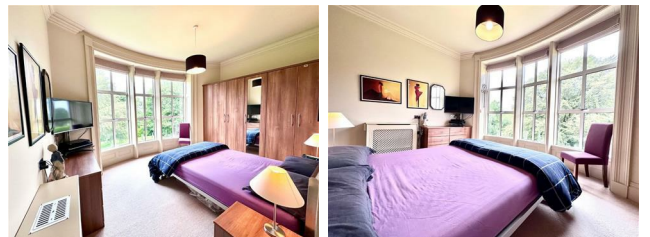
Inner shared reception area leads to:

HALLWAY



Welcoming reception hallway with security alarm system, coved ceiling, architraves and inner archway. Finished with wall mounted double panelled air source heating radiator, Karndean wooden flooring and doors leading to:

PRIMARY BEDROOM 15'9 x 15'2 (4.80m x 4.62m)



Primary bedroom with Georgian style triple aspect windows set to the rear elevation, allowing an abundance of natural light to fill the room boasting woodland views, benefitting from stylish fitted built-in wardrobes to one wall and en-suite facilities. Featuring wall mounted radiator, authentic cornice, raised skirting boards and door leading to:

EN-SUITE 6'22 x 3'99 (1.83m x 0.91m)



Fully tiled modern en-suit shower room, featuring a three piece bathroom suite in white with chrome effect fittings comprising of: walk-in shower cubicle with mains fitted shower over and bi-folding glass doors, hand wash pedestal basin with mixer tap and low level flush w/c. Finished with inset ceiling spotlighting, ceiling extractor fan, wall mounted chrome heated radiator and Karndean effect flooring:

BEDROOM TWO 15'9 x 5'88 (4.80m x 1.52m)



A second guest bedroom featuring bespoke arched window to the rear aspect overlooking the stunning rear grounds, featuring fitted wardrobes to one wall, original cornicing and a wall mounted radiator:

LOUNGE/DINING 15'6 x 13'3 (4.72m x 4.04m)



A spacious lounge with stunning double glazed, Georgian style windows overlooking the rear grounds allowing an abundance of natural light to fill the room. Featuring a wooden panelling and arches, finished with coved ceiling, T.V. point, telephone point and wall mounted double panelled air source heated radiator:

KITCHEN AREA 13'9 x 5'9 (4.19m x 1.75m)



Arch way leads onto this modern fully fitted kitchen with uPVC double glazed window overlooking the rear garden. Featuring a matching range of base and wall mounted units in light Walnut with granite working surfaces and a matching granite trim, inset stainless steel one and a half sink unit with built in drainer and a featured mixer tap. Integrated electric single oven and grill with separate four ring electric induction hob, matching microwave and matching extractor hood over. Additionally, there is an integral fridge freezer, dishwasher and wine cooler. Finished with plinth heater and Karndean flooring:

MODERN BATHROOM 8'3 x 5'7 (2.51m x 1.70m)



A fully tiled modern house bathroom with chrome effect fittings, featuring a three piece suite in white comprises of: tiled bath with built in shower unit and splash screen, hand wash pedestal basin with mixer tap and low level flush w/c. Finished with ceiling spotlighting, wall mounted chrome heated towel rails and contrasting Karndean flooring:

COMMUNAL GROUNDS & TENNIS COURT



The property is set well back from the road and accessed via a sweeping tarmac driveway which leads to the carpark where there are two allocated parking spaces for this property. To the rear there is a large lawn with a backdrop of beautiful trees which gives a very pleasing outlook and is ideal to sit out on a warm sunny day. The grounds are perfectly manicured and maintained by the management company all year round:

OTHER PHOTOS



FURTHER PHOTOS



There is storage off the hallway, with wall mounted radiators, doors leading too:

PRIVATE PARKING



Set back from the main road, the property is accessed via a grand driveway and has two dedicated private parking spaces:

Further Information

Set back from the main road, the property is accessed via a grand driveway and has two dedicated parking spaces. The communal area is very impressive with many of the original architectural features still in place. This building has been attentively renovated with no expense spared in the management company continued to be maintained to the highest level since. The landscaped gardens to the rear for all occupants to use and provide an outstanding backdrop and views from the apartment we are featuring today.

* Please note there is a restriction on Dog*

Tenure

This property is Leasehold with 999 years from the year 2008 INFO: £195 annual ground rent, £185 Service charge each month

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Council Tax Bands

The council Tax Banding is " "

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

EPC LINK

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

ABOUT THE AREA

About the area are as follows:

The property is located off Edgerton Road, set within the much sought after residential area of Edgerton which links with the A629 Halifax Road providing access to Huddersfield Town Centre some 1.5 miles to the south east. Road communications are good with the A629 providing swift access to the regions motorway network with Junction 24 of the M62 Motorway some 1.5 miles to the north west at Ainley Top linking the area to Manchester City Centre some 28 miles to the south west and Leeds City Centre circa 20 miles to the north east. Leeds/Bradford International Airport is approx 21 miles Manchester International Airport 41 miles

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 Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

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.

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.

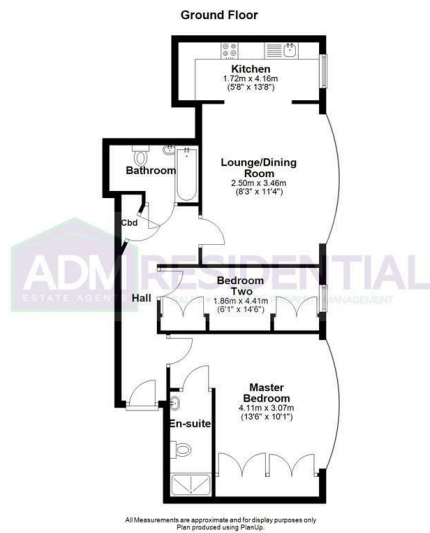
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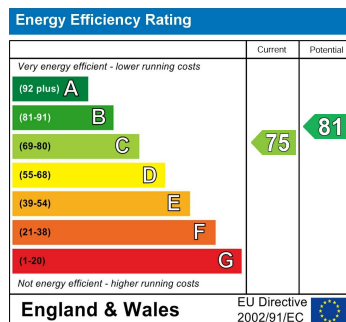
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Floor Plan



Energy Efficiency Graph



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