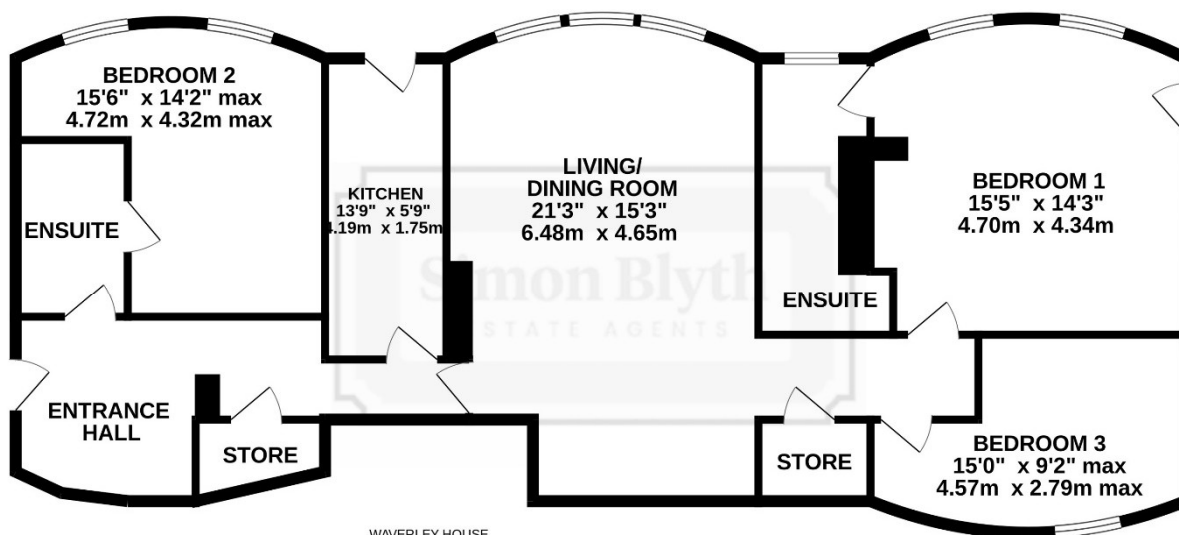




Apartment 2, (Garden level) Waverley, 18 Edgerton Road, HD3 3AD



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

PROPERTY DESCRIPTION

A stunning 3 double bedroom, 2 en-suite property, situated at garden level at the rear and forming part of a conversion to 13 apartments.

This imposing residence was constructed in the early 1850's as a pair of semi-detached on a two and a half acre plot and became a school in 1936 until 1987 when Heywood Williams acquired the property before selling to developers around 2008. The building along with gate piers are grade 2 listed and located within the Edgerton conservation area.

The apartment features three segmental bays which enjoy a delightful vista over park like maintained communal grounds which include a beautiful feathered Beech. Living space has been thoughtfully planned with initial access either from the main communal entrance or direct access at the rear. Heating is from an air source heat pump together with sealed unit double glazing and comprising entrance hall with storage, large living/dining room, fitted kitchen with appliances, master bedroom with en-suite bathroom, guest bedroom with en-suite shower room (Jack and Jill to the hallway) and bedroom 3. There is dedicated parking to the front and to the side.

Offers Around £255,000

GROUND FLOOR

An Entrance Portico leads to twin timber panelled doors which open into a communal entrance vestibule and from here twin timber panelled doors open into a communal reception hall which has a grand staircase, large windows to the half landing which flood this area with natural light and to one side a staircase leads down to garden level and providing access to the apartment.



ENTRANCE HALL

With two ceiling light points, ceiling coving, period style cover with heat pump unit, useful storage cupboard. From the hallway access can be gained to the following rooms: -

LIVING/DINING ROOM

Measurements- 21'3" x 15'3"

As the dimensions indicate this is a spacious and elegant reception room which has a mullioned semi-circular bay with stunning views across the maintained established grounds. There are two ceiling light points, ceiling coving, two period style covers each having a heat pump unit, wall mounted video entry phone and to one side there is an inner hallway which gives access to bedrooms one and three.



KITCHEN

Measurements- 13'9" x 5'9"

This is situated adjacent to the living/dining room and has a timber panelled door giving direct access to the grounds. There are inset LED downlighters, ceiling coving, oak effect flooring and fitted with a range of cream shaker style base and wall cupboards, pan drawers, contrasting overlying granite worktops with matching splashbacks, inset stainless steel sink with chrome mixer tap, AEG four ring halogen hob with Smeg stainless steel extractor hood over, AEG stainless steel electric fan assisted oven, AEG microwave, plumbing for automatic washing machine, integrated fridge, integrated freezer and period style cover with heat pump unit.



BEDROOM ONE

Measurements – 15'5" x 14'3" maximum

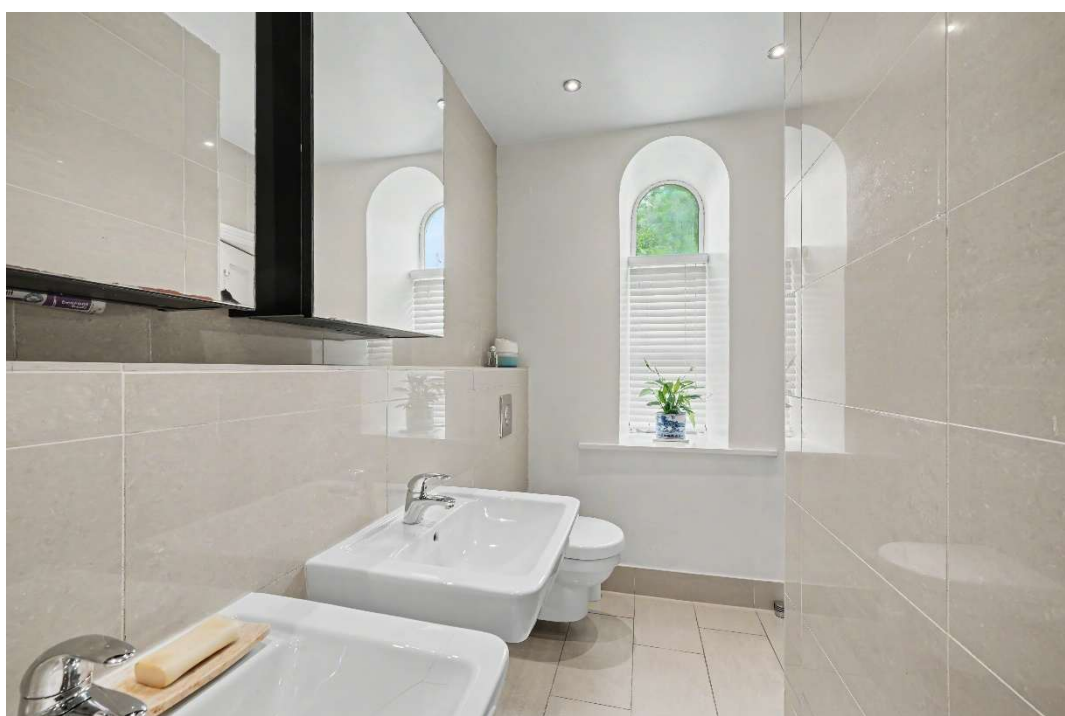
A large double room which mirrors the living room with a semi-circular bay and windows enjoying a delightful aspect over the established maintained grounds. There is a ceiling light point, ceiling coving, recess which is ideal for wardrobe placement, timber panelled door to one side giving access to the side of the property and with heat pump unit. To one side a door opens into the en-suite bathroom.



EN-SUITE BATHROOM

Measurements- 12'0" x 5'5" maximum

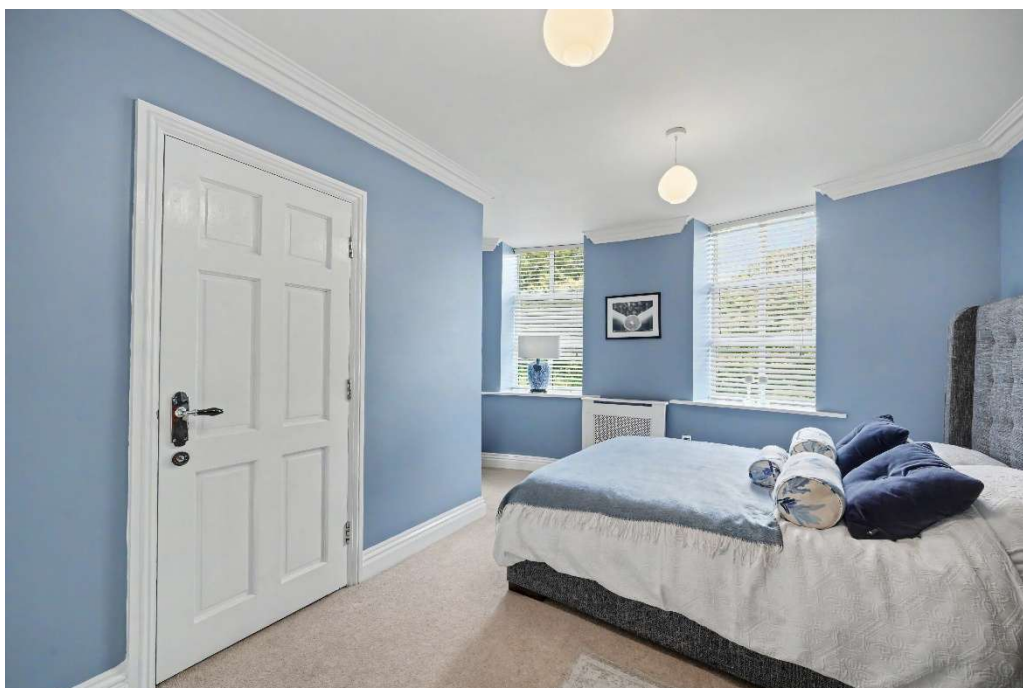
This has a feature arched window, inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with twin wall hung Villeroy & Boch wash basins each having a chrome monobloc tap, wall hung Villeroy & Boch low flush w.c. with concealed cistern and bath with tiled side panel, bi-fold shower screen and fitted with a chrome shower fitting.



BEDROOM TWO

Measurements- 14'2" x 15'6" maximum

Once again this is a generous double room which features the semi-circular bay window similar to that of the living room and bedroom one and once again enjoying a lovely aspect over the established maintained grounds. There are two ceiling light points, ceiling coving, useful storage recess and period style cover with heat pump unit. To one side a door gives access to a Jack and Jill en-suite



JACK AND JILL EN-SUITE

Measurements- 8'7" x 5'5"

This has two doors one from bedroom two and one from the main hallway. There are inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising wall hung Villeroy and Boch hand wash basin with chrome monobloc tap, wall hung Villeroy and Boch low flush w.c. with concealed cistern and bath with tiled side panel, glazed shower screen and chrome shower fitting.



BEDROOM THREE

Measurements- 15'0" maximum x 9'2"

A double room with a high-level window, two ceiling light points, ceiling coving and period style cover with heat pump unit.



OUTSIDE

The property has two designated parking spaces, one to the front and one down the right-hand side of the building where there is direct access into the apartment.



GROUNDS

To the rear there are stunning maintained communal grounds with the apartment having direct access. Immediately outside of the kitchen door there is stone flagged patio and beyond this there is an extensive lawned area with a beautiful mature feathered beech tree, the lawned areas are bordered by established trees and shrubs together with a former tennis court.





ADDITIONAL INFORMATION

Heating- The property has heating via an air source heat pump

Double glazing- The property has sealed unit double glazing

Tenure- Leasehold for the remainder of a 999-year lease from the 26/02/2013 with an annual ground rent of £195.

Service charge- £183 per month

Council tax band – D

Directions- Using satellite navigation enter the postcode HD3 3AD

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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: huddersfield@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259