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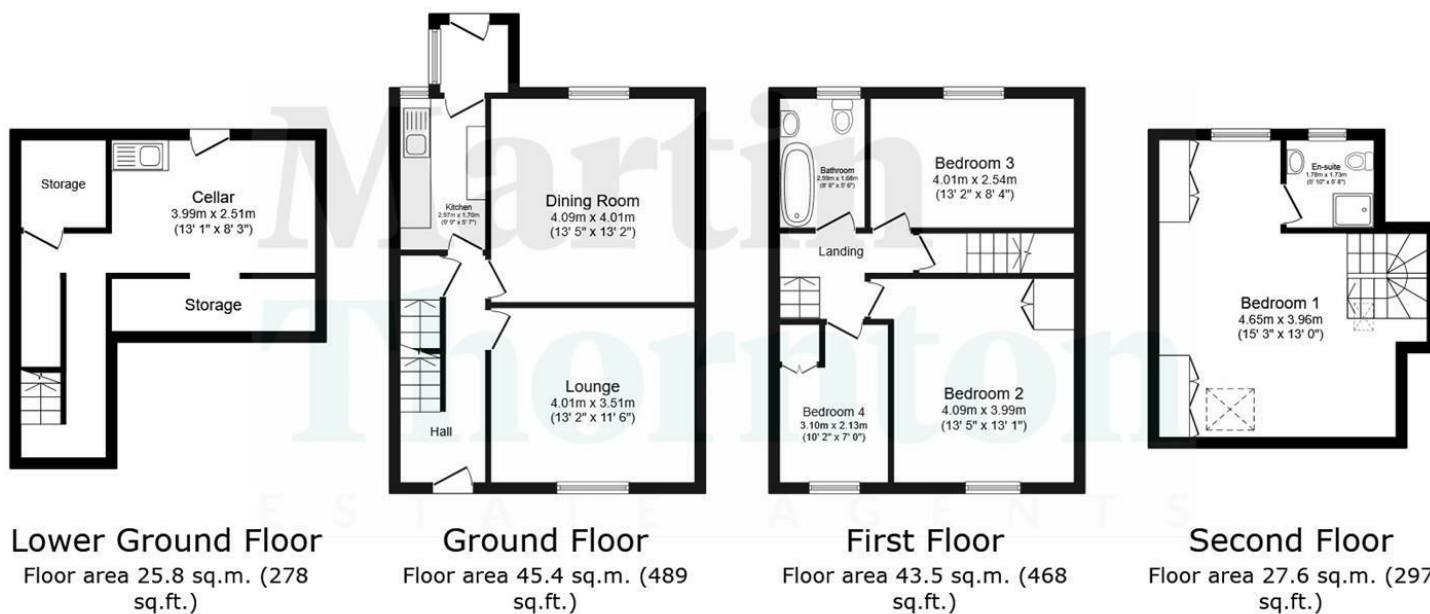
## Colwyn Street, Edgerton Huddersfield,

**Offers over £300,000**

This well-appointed, light and bright four-bedroom mid-terraced home enjoys a no-through-road position and is located with ease of access to Marsh, Lindley, the Royal Infirmary, the town centre and the train station. The property is larger than first impressions may imply and has high ceilings and large windows to maximise natural lighting. The accommodation comprises a large entrance hallway, spacious living room, similarly sized dining/sitting room and kitchen with rear porch. On the lower ground floor, there is a large utility room with a door providing access to the rear garden. The former keeping cellar provides an extra storage area. On the first floor is the house bathroom and three bedrooms. The master bedroom is located on the top floor. It is light and bright with lovely views and has an en suite shower room. The property has a gas-fired central heating system and majority uPVC double-glazing, with some sealed unit double-glazing. Externally, the enclosed rear garden enjoys the morning sun and the westerly facing front garden can be a real afternoon sun trap. Only by an internal inspection can the amount of accommodation be appreciated.

# Colwyn Street, Edgerton Huddersfield,

## Floorplan



Total floor area: 142.3 sq.m. (1,532 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Colwyn Street, Edgerton Huddersfield,

## Details



### Entrance Hall

An external composite door with opaque glazed panels gives access into the entrance hallway. The light and bright hallway has a high ceiling and a spindle staircase rising to the first floor accommodation. There is detailed cornice coving, deep skirting board, dado rails and door architraves. There is also a radiator and a panelled door leading into the living room.



### Living Room

This large principal reception room is positioned at the front of the property. It is particularly light and bright, with a large uPVC window enjoying a westerly aspect, benefitting from the afternoon sun. The room has a high ceiling and deep cornice coving. A timber fire surround with a decorative tiled insert and a raised tiled hearth is home to a coal effect gas fire. There is plenty of space for furniture and a radiator.



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### Dining/Sitting Room

This second reception room is positioned at the rear of the property and has a high ceiling with a decorative frieze, deep cornice coving and a picture rail. The property is light and bright with a large uPVC window overlooking the garden, enjoying an easterly aspect. There is plenty of space for furniture and the radiator.



### Kitchen

Accessed from the hallway, the kitchen has wall cupboards and base units, working surfaces and a one-and-a-half bowl stainless steel sink with a single drainer. Integrated appliances include a four-ring gas hob, fan oven and illuminated canopy style filter hood. There is space for a freestanding fridge freezer. The remaining kitchen appliances are located in the basement, which will be described later in this brochure. There are appropriate tiled splashbacks, an upright radiator, a rear uPVC window and a timber and glazed door through to the rear porch.



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### Rear Porch

The porch has a timber and sealed unit double-glazed door and sealed unit double-glazed side windows. It provides handy storage, and gives access to the garden.



### Lower Ground Floor

From the hallway, steps lead down to the lower ground floor, a large portion of which is utilised as a utility.



### Utility

This area has plumbing for an automatic washer and space for further freestanding kitchen appliances. There is a sink unit with hot and cold water. Set to the chimney breast are parts of the former working range. An external timber and glazed door leads to steps up to the garden. There is an adjoining store area, perfect for shelving and garden tools, etc.

### Former Coal Store

This area houses the Vokera boiler for the gas-fired central heating system. There is a useful open under stairs storage area.

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### First Floor Landing

From the entrance area, a staircase rises to the first floor landing, which has a spindle balustrade and a staircase rising to the top floor master bedroom.



### Bedroom Two

This large double bedroom is positioned at the front of the property and has plenty of space for furniture. There is a useful storage cupboard beneath the staircase, a uPVC window and a radiator.



### Bedroom Three

This double bedroom is positioned at the rear of the property and has a large uPVC window. There is plenty of space for furniture, built-in shelving and a radiator.



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### Bedroom Four

This single bedroom is positioned at the front of the property and has a built-in storage cupboard over the staircase projection. There is a uPVC window and a radiator.



### House Bathroom

The bathroom has been updated in more recent times and comprises a white three-piece suite. The bath has a shower screen and a wall-mounted shower unit, surrounded by aqua boarding. There is a hand wash basin with a mirror above and storage cupboards beneath and at either side, and a low-level WC. The walls and floor are tiled. The room has ceiling downlighting, an opaque rear uPVC window, a radiator and a heated electric towel rail.



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### Bedroom One

From the first floor landing, a staircase rises to the master bedroom. This large double bedroom is light and bright with front Velux windows with blackout blinds and a rear uPVC window, from which superb views can be enjoyed towards Emley and Castle Hill in the distance. This large room has built-in wardrobes and storage cupboards, oak effect laminate flooring and two radiators. Being the master bedroom, there is access to an en suite shower room.



### En Suite Shower Room

The white suite comprises a corner quadrant style cubicle with curved doors and a Mira Sport independent shower, a wash hand basin with storage below and a mirror with lighting above, along with a low-level WC. There is tiling to the walls and floor, an opaque rear uPVC window and an electric towel heater.



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### External Details

The property enjoys a no-through-road position and has a perimeter wall with stone gateposts, providing access to a paved pathway. There is a level lawn, which can be a real sun trap in the afternoons, mature shrub beds and borders. The rear garden enjoys the morning sun and can be accessed via the rear entrance porch as well as a door from the basement utility. It is enclosed by perimeter fencing and has particularly mature shrub and flower borders. There is a level lawn, an adjoining paved seating area, external lighting and water.



### Tenure

The vendor informs us that the property is freehold.

# Colwyn Street, Edgerton Huddersfield,

Directions

