



Edgerton Road, HUDDERSFIELD, HD1 5RB

welcome to

Edgerton Road, HUDDERSFIELD

Located in Edgerton and rich in history, an immaculate second floor apartment with spacious rooms and unique features including a viewing tower, off-road parking and beautiful communal grounds. ****GUIDE PRICE £160,000 - £170,000****



Entrance Hallway

With laminate flooring, a double glazed skylight, an integral cupboard and a gas central heated radiator.

Living Room

23' 1" x 17' 10" (7.04m x 5.44m)

A generously sized living room with laminate flooring, five double glazed skylights to the rear and side of the property, and two gas central heated radiators. There is access to the loft from the living room through a loft hatch.

Kitchen

12' 2" Max into doorway x 10' 11" (3.71m Max into doorway x 3.33m)

The kitchen is a light and airy space with an integral pantry cupboard, laminate flooring and a double glazed skylight overlooking the rear. There are a range of base and wall units with integral appliances including a fridge/freezer, a washing machine and a dishwasher. The kitchen has a sink with a draining board, a gas hob and an electric oven, and the room is warmed by a gas central heating radiator,

Bedroom 1

11' 5" x 15' 5" (3.48m x 4.70m)

The carpeted master bedroom has a double glazed skylight to the side and is warmed by a gas central heated radiator, with en-suite.

En-Suite

With a double glazed skylight, an extractor fan and comprising of a three piece suite including a bath, a low-flush W/C and a pedestal sink. The en-suite is warmed by a heated towel rail.

Bedroom 2

8' 9" x 15' 1" (2.67m x 4.60m)

A second carpeted double bedroom with an integral cupboard for storage, a skylight to the side and a gas central heated radiator,

Bathroom

The house bathroom has a three-piece suite including a shower cubicle, a low-flush W/C and a

pedestal sink, with laminate flooring and a double glazed skylight. There is an extractor fan and a heated towel rail.

Viewing Tower

A unique feature to the apartment is the viewing tower overlooking the grounds through sash windows, with carpeted flooring and a gas central heated radiator. The tower is accessed through the second bedroom.



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welcome to

Edgerton Road, HUDDERSFIELD

- GUIDE PRICE £160,000 - £170,000 Immaculate apartment in the heart of Edgerton
- Stunning grade II listed building
- Off-road parking
- Including a viewing tower
- Close to the town centre of Huddersfield and M62 networks

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: 3000.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118175 - 0006

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