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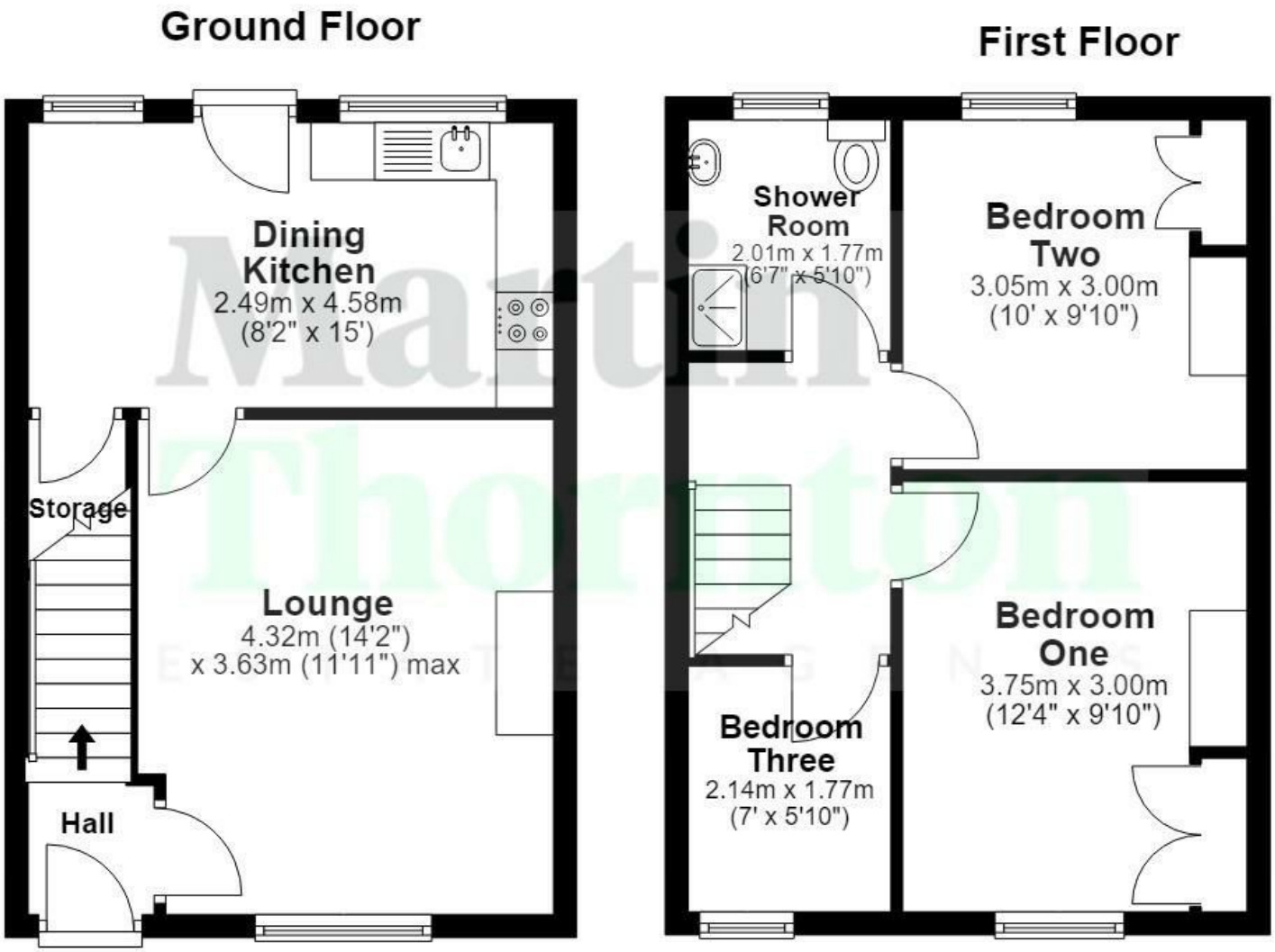
Regent Road, Edgerton
Huddersfield,

Offers over £200,000

This three-bedroom end of terraced home is located on a no-through-road, a short distance from Greenhead Park. It has a light and bright interior and is situated on a road where properties rarely become available. The accommodation comprises an entrance lobby, good-sized living room, rear dining kitchen and useful storage within the cellar. On the first floor, there are three bedrooms and a shower room. The property benefits from a gas-fired central heating system, uPVC double-glazing and a security system. Externally, the front and rear gardens have been designed for ease of maintenance with Indian stone. The rear garden enjoys a southerly aspect, making it a real sun trap. The property enjoys a most convenient location, with access to the train station in the town centre and the nearby hospital.

Regent Road, Edgerton
Huddersfield,

Floorplan



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Details

Entrance Lobby
An external composite door with opaque glazed panels and a glazed over-light bearing the house number gives access to the entrance lobby. This has laminate flooring and an inset matwell. It is a perfect place to store shoes and coats, etc. There is a staircase rising to the first floor and a radiator. A panelled door leads into the living room.

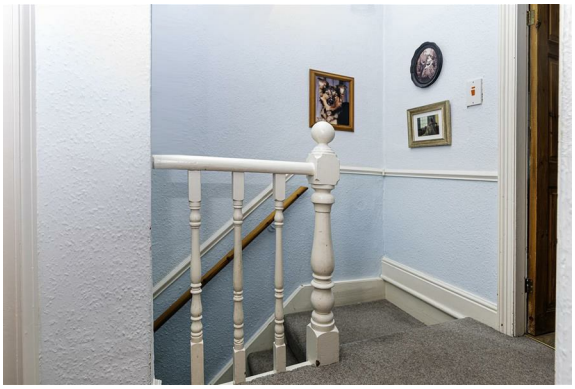
Living Room
This good-sized reception room is positioned at the front of the property and is light and bright with a uPVC window and a high ceiling. It has a picture rail and a decorative frieze above. There is a continuation of the oak effect laminate flooring and the room can easily accommodate a good amount of furniture. The room has a radiator and a fire surround with a tiled hearth incorporating an electric fire. A panelled door leads through to the dining kitchen.

Dining Kitchen
This room is positioned at the rear of the property and is light and bright with uPVC rear windows and a uPVC glazed door. The rear of the property enjoys a southerly aspect. There are units to high and low levels with worktops and a one-and-a-half bowl stainless steel sink with a single drainer. Integrated appliances include an oven and hob. There is space for freestanding appliances such as a fridge or freezer, along with plumbing for an automatic washer. The room can accommodate a formal dining/bistro style table. Access can be gained to the cellar. There is also a radiator.

Cellar
The cellar provides handy storage.

First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing, which has spindle balustrading. Access can be gained to the three bedrooms.



Bedroom One

This double bedroom is positioned at the front of the property and has a built-in treble wardrobe with high-level storage cupboards above and open shelving to the left-hand side of the chimney breast. There is space for further freestanding or fitted furniture, a radiator and a uPVC window to the front elevation.

Bedroom Two

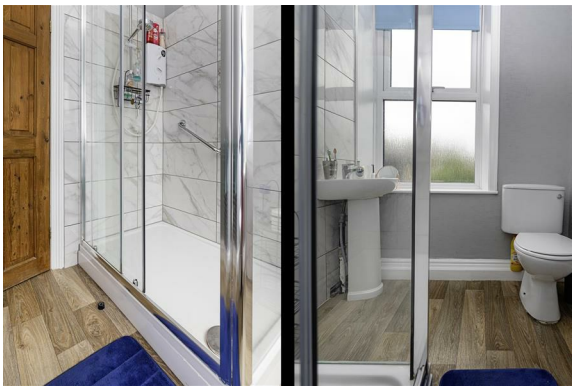
This double bedroom is positioned at the rear of the property and has a cupboard with shelving, perfect for bedding and towels. Above this is housed the boiler for the central heating system. There is a rear uPVC window and a radiator.

Bedroom Three

This single bedroom is positioned at the front of the property and incorporates the bulkhead from the staircase, which would be perfect for building storage above. There is a rear uPVC window and a radiator.

Shower Room

The shower room is positioned at the rear of the property and has a double-shower cubicle with a Mira Sport independent shower, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, a cushion vinyl floor, an opaque rear uPVC window and an upright chrome ladder style radiator.



External Details

In front of the property, there is a low-level perimeter walls with stone gateposts and a metal gate leading to an Indian stone pathway. The garden is designed for ease of maintenance and perfect for tubs, pots and planters, etc. The rear garden is a major selling feature, enjoying a southerly aspect with the benefit of the afternoon sun. It is enclosed by perimeter walling and fencing and has Indian stone paving and shrub borders at the far end. There is external water and lighting.

Tenure

The vendor informs us that this property is Leasehold, we await further information.

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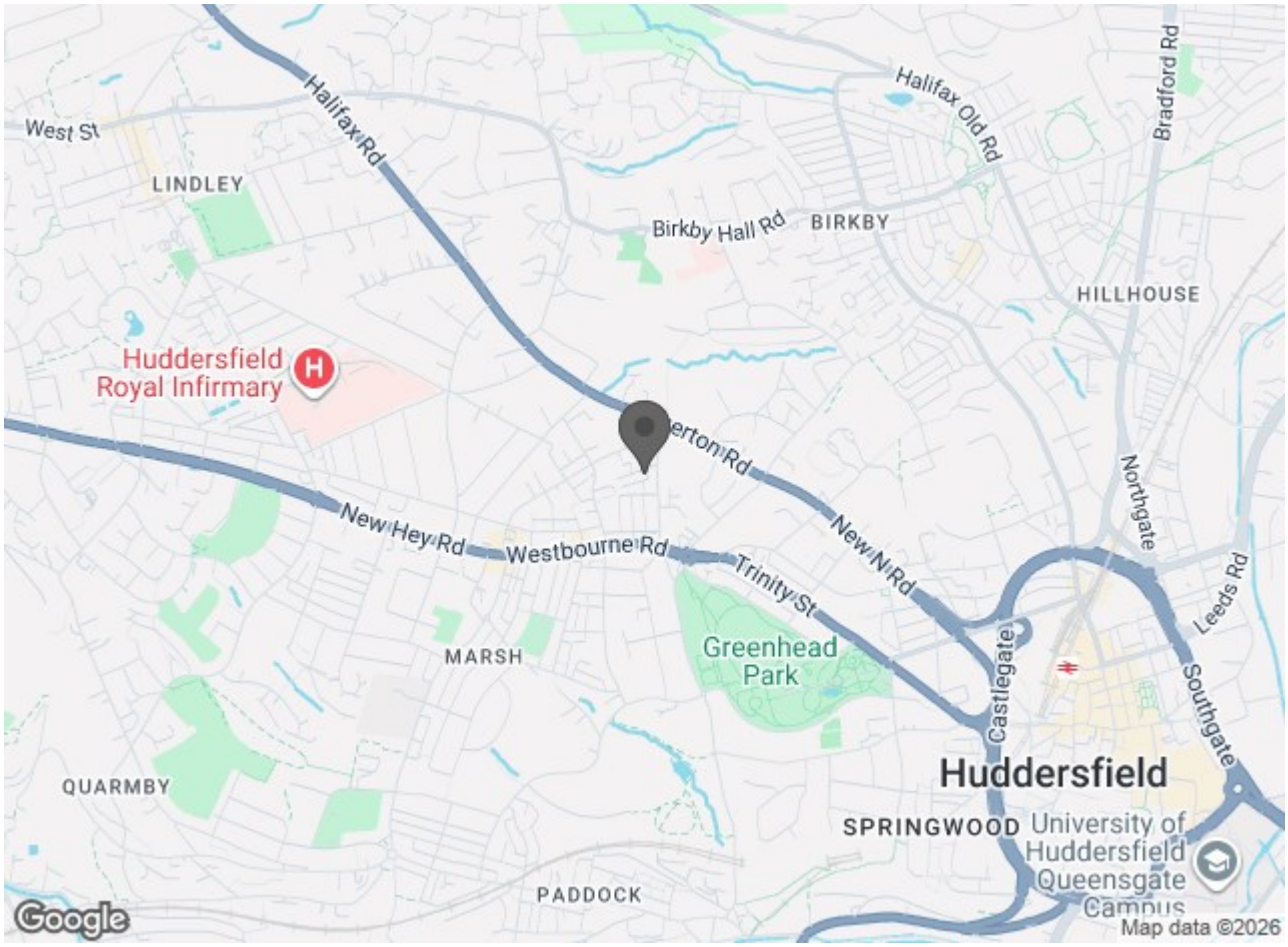
Directions



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