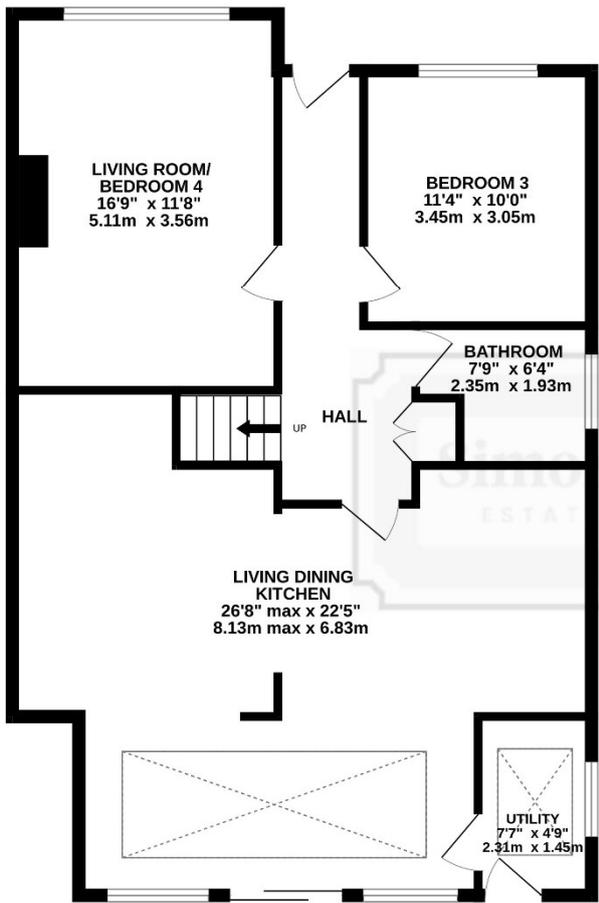


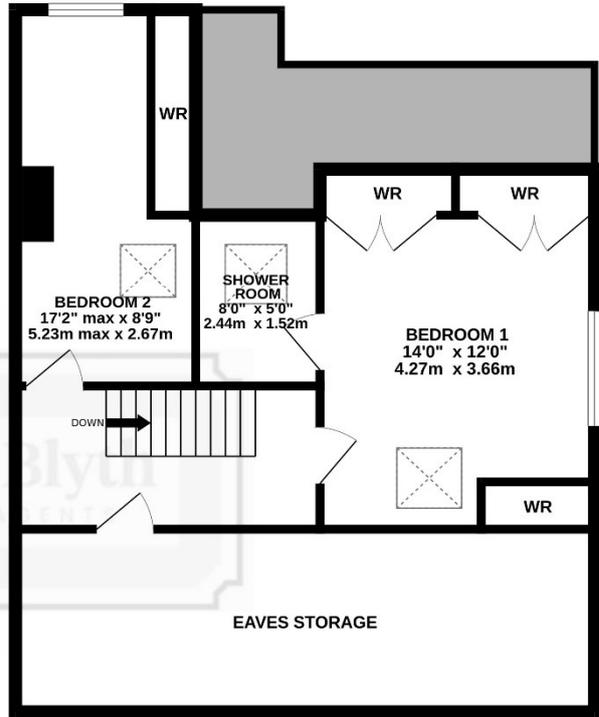


35 Edgerton Grove Road, Huddersfield, HD1 5QU

GROUND FLOOR



1ST FLOOR



EDGERTON GROVE ROAD

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.
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PROPERTY DESCRIPTION

A spacious and tastefully appointed three/four-bedroom semi-detached bungalow with bedrooms to both ground and first floor together with fabulous open plan living kitchen at the rear with glazed atrium and patio doors giving access to the rear garden. The property is ideal for a family with versatile living space and briefly comprising to the ground floor entrance hall with travertine tiled floor, living room/bedroom four, open plan living kitchen incorporating living, dining and kitchen areas together with utility room, bedroom three and bathroom. To the first floor a landing leads to two further bedrooms and shower room. Externally a driveway provides off-road parking for a number of cars together with single garage and low maintenance gardens to front and rear. There is a gas central heating system, uPVC double glazing, security alarm and CCTV. The property is located within walking distance of the town centre, Greenhead Park and Marsh as well as just a short drive from junction 24 of the M62 motorway.

Offers Around £385,000

GROUND FLOOR

ENTRANCE HALL

Measurements- 19'4" x 6'0" maximum

With composite panelled and frosted double glazed door, two ceiling light points, ceiling coving, Louvre door cloaks cupboard with hanging rail, Travertine tiled floor and central heating radiator with period style cover and to one side a staircase rises to the first floor. From the hallway access can be gained to the following rooms: -

LIVING ROOM

Measurements- 16'9" x 11'8"

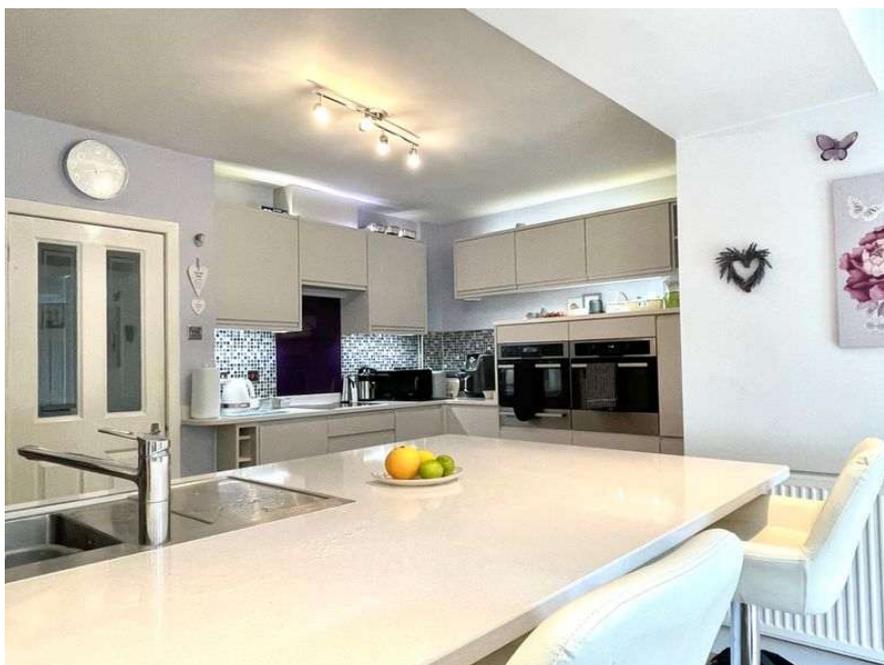
A comfortable and well-proportioned reception room which could alternatively be used as bedroom number four if required. There is a large uPVC double glazed window, ceiling light point, ceiling coving, two central heating radiators and as the main focal point of the room there is a fireplace with conglomerate marble surround and home to a coal effect gas fire which rests on a conglomerate marble hearth.



OPEN PLAN LIVING KITCHEN

Measurements- 22'5" maximum x 26'8"

As the dimensions indicate this is particularly spacious living space which has been sectioned into a kitchen area, living area and dining area. The kitchen has a range of dove grey handleless soft closing base and wall cupboards, drawers, pan drawers and complimented by overlying quartz worktops with tiled splashbacks, there is concealed lighting beneath the wall cupboards, ceiling light point, laminate flooring which continues throughout the room. There is a four-ring halogen hob with extractor hood over, electric fan assisted oven, combi oven, warming draw and inset single drainer stainless steel sink with chrome monobloc tap. Adjacent to the kitchen area is the dining area and this has a ceiling light point, two central heating radiators and useful storage cupboard beneath the staircase.



LIVING AREA

This has a glazed atrium together with uPVC floor to ceiling double glazed windows with central French doors and integrated blinds and all of this provides lots of natural light. There are inset LED downlighters, central heating radiator, breakfast bar and to one side a feature fireplace with marble surround and electric flame effect log fire. To one side a door gives access to a utility room.



UTILITY ROOM

Measurements- 7'7" x 4'9"

With glazed atrium, uPVC double glazed window with integrated blinds and uPVC sealed unit double glazed door which also has integrated blinds and gives access to the rear garden. There are inset LED downlighters, wall mounted Worcester gas fired central heating boiler and having Ivory base cupboards and drawers with contrasting overlying worktops, inset single drainer sink with chrome mixer tap and under counter space for washing machine.

BATHROOM

Measurements- 7'9" x 6'4"

This has inset ceiling downlighters, extractor fan, frosted uPVC double glazed window, floor to ceiling tiled walls, tiled floor, ladder style heated towel rail and fitted with a suite comprising panelled bath with glazed shower screen and chrome shower fitting over, pedestal wash basin and low flush w.c.



BEDROOM THREE

Measurements- 11'4" x 10'0"

A double room which has a uPVC double glazed window looking out over the front garden. There is a ceiling light point, ceiling coving and central heating radiator.



FIRST FLOOR

LANDING

Measurements- 14'3" x 5'6"

With glass panelled balustrade, ceiling light point, Velux double glazed window and with door giving access to some useful eaves' storage. From the landing access can be gained to the following rooms: -



BEDROOM TWO

Measurements- 17'2" x 8'9" maximum

This has a uPVC double glazed window, Velux double glazed window, two ceiling light points, central heating radiator and a fitted sliding door wardrobe.



BEDROOM ONE

Measurements- 14'0" x 12'0"

A double room which has a uPVC double glazed window to the gable, pitched ceiling with three ceiling light points and Velux double glazed window, herringbone oak effect laminate flooring, central heating radiator and having fitted furniture including floor to ceiling wardrobes with adjacent drawers with display shelving and to the opposite side there are two twin door recessed wardrobes.



SHOWER ROOM

Measurements- 8'0" x 5'0"

With a Velux double glazed window, inset LED downlighters, wall lighting incorporating shaver socket, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome waterfall style monobloc tap, low flush w.c and a shower cubicle with chrome shower fitting.

OUTSIDE

PARKING

To the left-hand side of the property there is a tarmac driveway which provides off-road parking for a number of cars and continues to the rear of the property where it widens to create more parking as well as giving access to a detached concrete sectional garage.



GARDENS

To the front of the property there is an area of astroturf with planted trees and shrubs to the borders together with a tarmac pathway giving access to the main entrance. To the left-hand side of the driveway there is an area of astroturf with planted trees and shrubs, external lighting and CCTV. To the rear there is a south easterly facing garden which has an area of timber decking, two tier astroturf area which spans the full width of the plot and continues behind the garage, there is a timber and glazed garden shed, door giving access to the driveway, outside cold water tap and CCTV.



ADDITIONAL INFORMATION

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Council tax band – C

Security- The property has an alarm and CCTV

Directions- Using satellite navigation enter the postcode HD1 5QU

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)

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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

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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.

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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



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