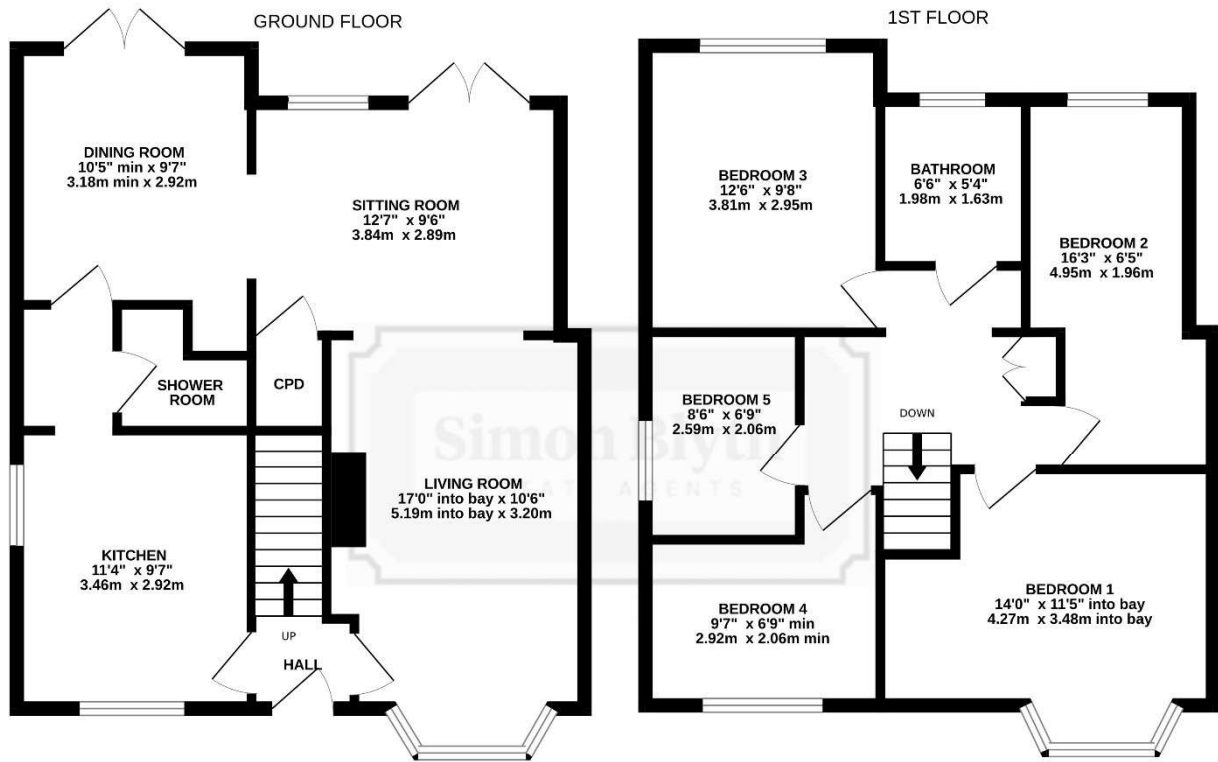




9 Edge Hill Close, Huddersfield, HD5 9NS



EDGE HILL CLOSE

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

Situated towards the end of a small cul-de-sac is this extended five-bedroom double fronted semi-detached house with off-road parking to the front and gardens to the side and rear and with a pleasant wooded aspect beyond.

The property is ideal for a growing family and is located in an established and convenient residential area close to local schools, shops and accessible for the town centre. The accommodation is served by a gas central heating system, uPVC double glazing and solar panels rented from A Shade Greener.

The accommodation briefly comprises to the ground floor entrance lobby, living room, sitting room, dining room, kitchen and shower room. First floor landing leading to five bedrooms and bathroom.

Offers Around £230,000

GROUND FLOOR

ENTRANCE LOBBY

With a uPVC and frosted double glazed door, ceiling light point, staircase rising to the first floor and from the lobby there are timber and frosted glazed doors giving access to the living room and kitchen.

LIVING ROOM

Measurements- 17'0" x 10'6"

This is the first of three reception rooms and having a walk-in bay with uPVC double glazed windows, there is a decorative ceiling rose with ceiling light point, ceiling coving, central heating radiator, laminate flooring and to one side mounted to the chimney breast there is a flame effect electric fire. From the living room access can be gained to the sitting room.



SITTING ROOM

Measurements- 12'7" x 9'6"

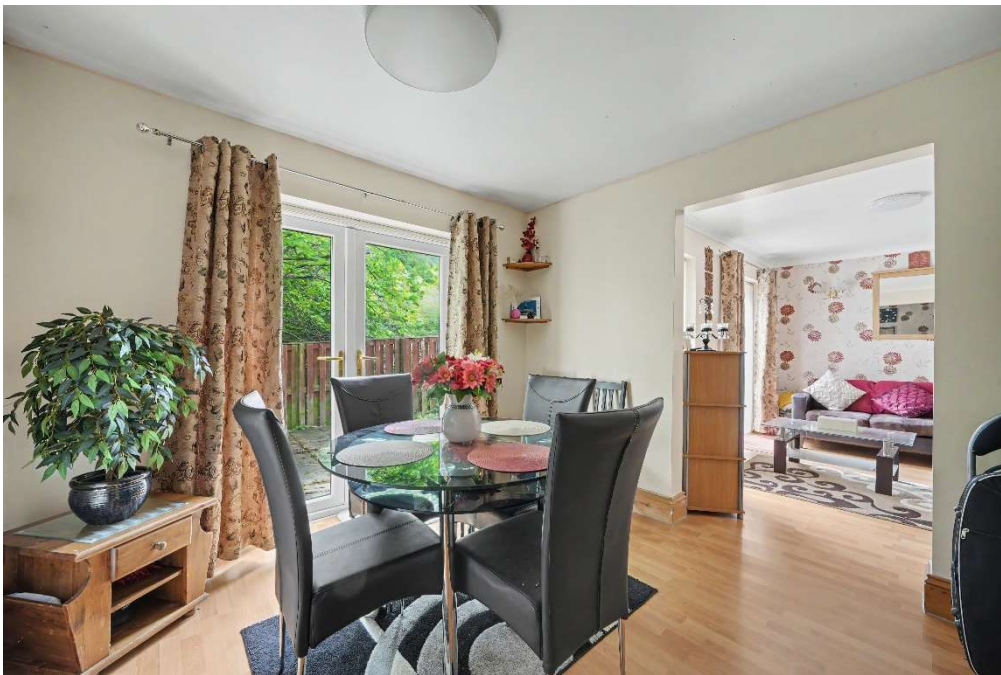
A second reception room situated to the rear of the property and having a uPVC double glazed window with adjacent uPVC double glazed French doors opening out onto the garden. There is a ceiling light point, ceiling coving, useful storage cupboard, central heating radiator and laminate flooring. To one side access can be gained to the dining room.



DINING ROOM

Measurements- 10'5" x 9'7"

This is the third reception room and situated adjacent to the sitting room with uPVC double glazed French doors opening out onto the garden. There is a ceiling light point, central heating radiator and laminate flooring. From the dining room there is a door giving access an inner lobby which in turn leads to a shower room and kitchen. Inner lobby with ceiling light point, tiled floor which continues through into the kitchen, wall cupboards and wall mounted Potterton gas fired central heating boiler.



SHOWER ROOM

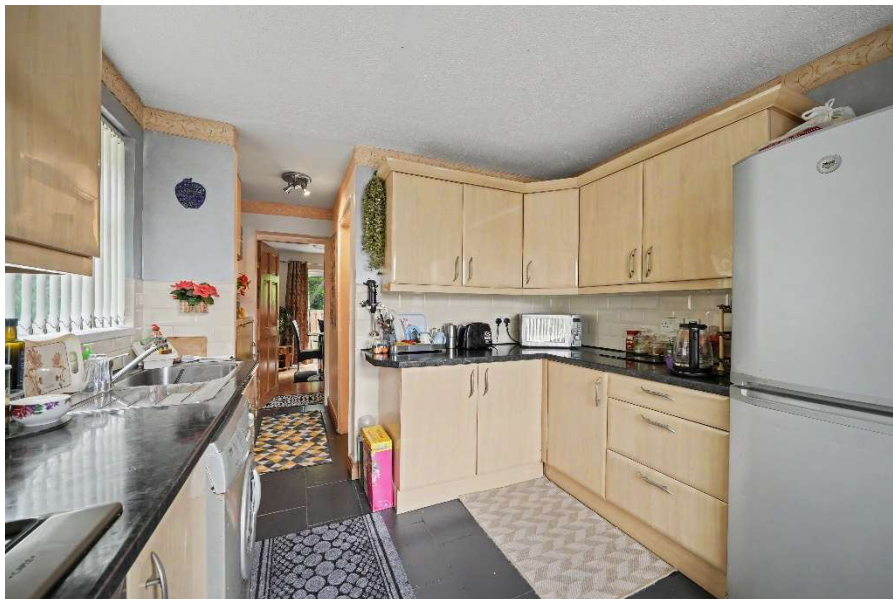
Measurements – 5'3" x 5'5"

With floor to ceiling tiled walls, tiled floor, ceiling light point, extractor fan, central heating radiator and fitted with a suite comprising hand wash basin, low flush w.c and a shower tray with chrome shower fitting.

KITCHEN

Measurements – 11'4" x 9'7"

With uPVC double glazed windows to both front and side elevations, there is a ceiling light point, tiled floor and fitted with a range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset single drainers stainless steel sink with chrome monobloc tap, five ring stainless steel gas hob with stainless steel extractor hood over and stainless steel gas oven beneath with under counter space for washing machine and space for fridge freezer.



FIRST FLOOR

LANDING

With fitted cupboards, ceiling light point and loft access. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'0" x 11'5" into bay

With a walk-in bay having uPVC double glazed windows which provide the room with plenty of natural light, there is a ceiling light point, ceiling coving, central heating radiator and bulkhead with cupboard beneath.



BEDROOM TWO

Measurements- 16'3" x 6'5"

This has a uPVC double glazed window looking out over the rear garden and with a pleasant wooded aspect beyond. There are two ceiling light points, central heating radiator and laminate flooring.



BEDROOM THREE

Measurements- 12'6" x 9'8"

With a uPVC double glazed window looking out over the rear garden and with pleasant wooded aspect beyond. There is a ceiling light point, ceiling coving and central heating radiator.



BEDROOM FOUR

Measurements- 9'7" x 6'9"

With a uPVC double glazed window looking out to the front, there is a ceiling light point, central heating radiator and laminate flooring.



BEDROOM FIVE

Measurements- 8'6" x 6'9"

With a uPVC double glazed window looking out over the side garden, ceiling light point, central heating radiator and laminate flooring.



BATHROOM

Measurements- 6'6" x 5'9"

With a frosted uPVC double glazed window, floor to ceiling tiled walls, extractor fan, ceiling light point and fitted with a suite comprising pedestal wash basin, low flush w.c and panelled bath with a chrome shower fitting over.



OUTSIDE

PARKING

To the front of the property there is a flagged driveway which provides off-road parking with a further flagged and gravelled area immediately in front of the kitchen.

GARDENS

To the left-hand side of the property there is a timber hand gate which opens onto a side garden with flagged pathway, lawn and outside cold-water tap. This leads to the rear where there is a flagged garden which can also be accessed from either the sitting room or dining room and this enjoys a pleasant wooded aspect beyond.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Solar panels- The property has solar panels which are rented from A shade Greener

Double glazing- The property has uPVC double glazing

Tenure- Freehold

Council tax band – A

Directions- Using satellite navigation enter the postcode HD5 9NS

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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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

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