Peter David Properties Ltd

Residential Sales and Lettings

15 Edgerton Grove Road

Edgerton, Huddersfield, HD1 5QU

Offers in the region of £155,000

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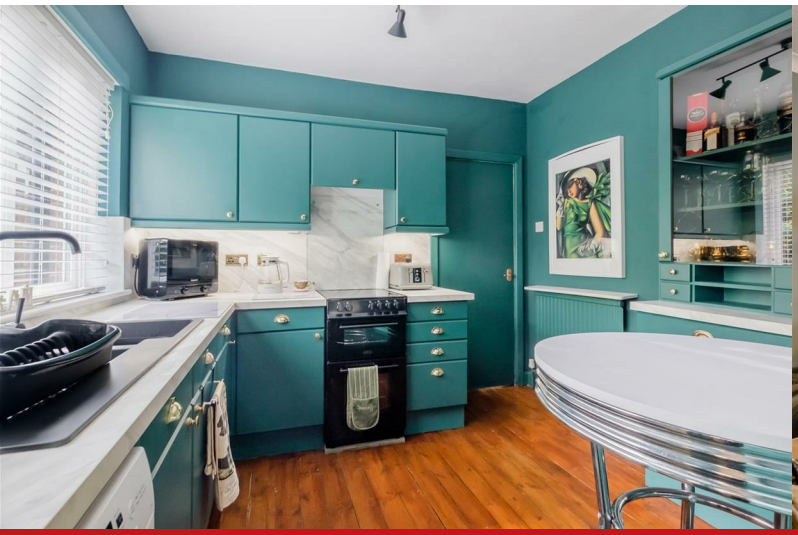

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Entrance Hallway

Enter the property via a solid wood front door into this welcoming entrance hallway offering a wealth of original features including the beautifully restored wooden floorboards that span the entire property. The hallway provides access to the kitchen, living room, house bathroom and both bedrooms. There is also a useful deceptively spacious overhead storage cupboard perfect for housing items such as Christmas decorations.

Kitchen

The kitchen demonstrates modern sophistication and timeless charm comprising of rich green matching wall and base units, marble effect laminate work surfaces and splash backs and a black composite sink and drainer. There are three free standing spaces for appliances one of which benefits from plumbing for a washing machine. The vendor will be leaving the freestanding electric oven and four ring electric hob. Connected to the kitchen is a dedicated pantry and a spacious storage cupboard providing a practical touch to this charming abode. There is a PVCu window to the rear aspect allowing plenty of natural light to flow through.

Living Room

A well appointed living room adorned with a timeless marble fireplace housing a gas fire and a bespoke fitted bookcase standing as stylish and functional focal points. There is a PVCu window to the front aspect overlooking the garden.

Bedroom One

A spacious double bedroom benefiting from fitted wardrobes adorned with sliding mirrored doors and a PVCu window to the front aspect.

Bedroom Two

The second double bedroom features high quality paneled fitted wardrobes and a PVCu window to the side aspect.

House Bathroom

Experience a touch of vintage charm in the house bathroom, boasting a classic green suite. Comprising of a shower and a bath with a shower curtain, a WC and a wash basin. Finished off with pink tiled walls this bathroom offers practicality with a retro flair.

Exterior

The property boasts a fully enclosed private garden with two lawns embraced by a privet hedge. There is also the added benefit of an off road parking space for one car. This property has a right of way over the neighboring property to a useful under stairs storage found at the rear.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

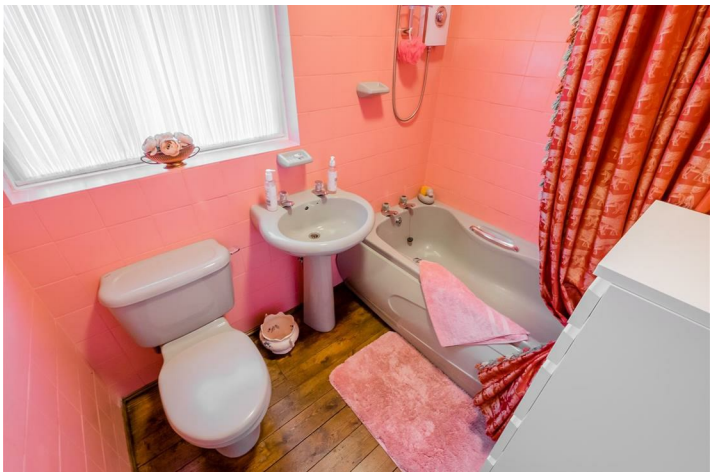
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you,

please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

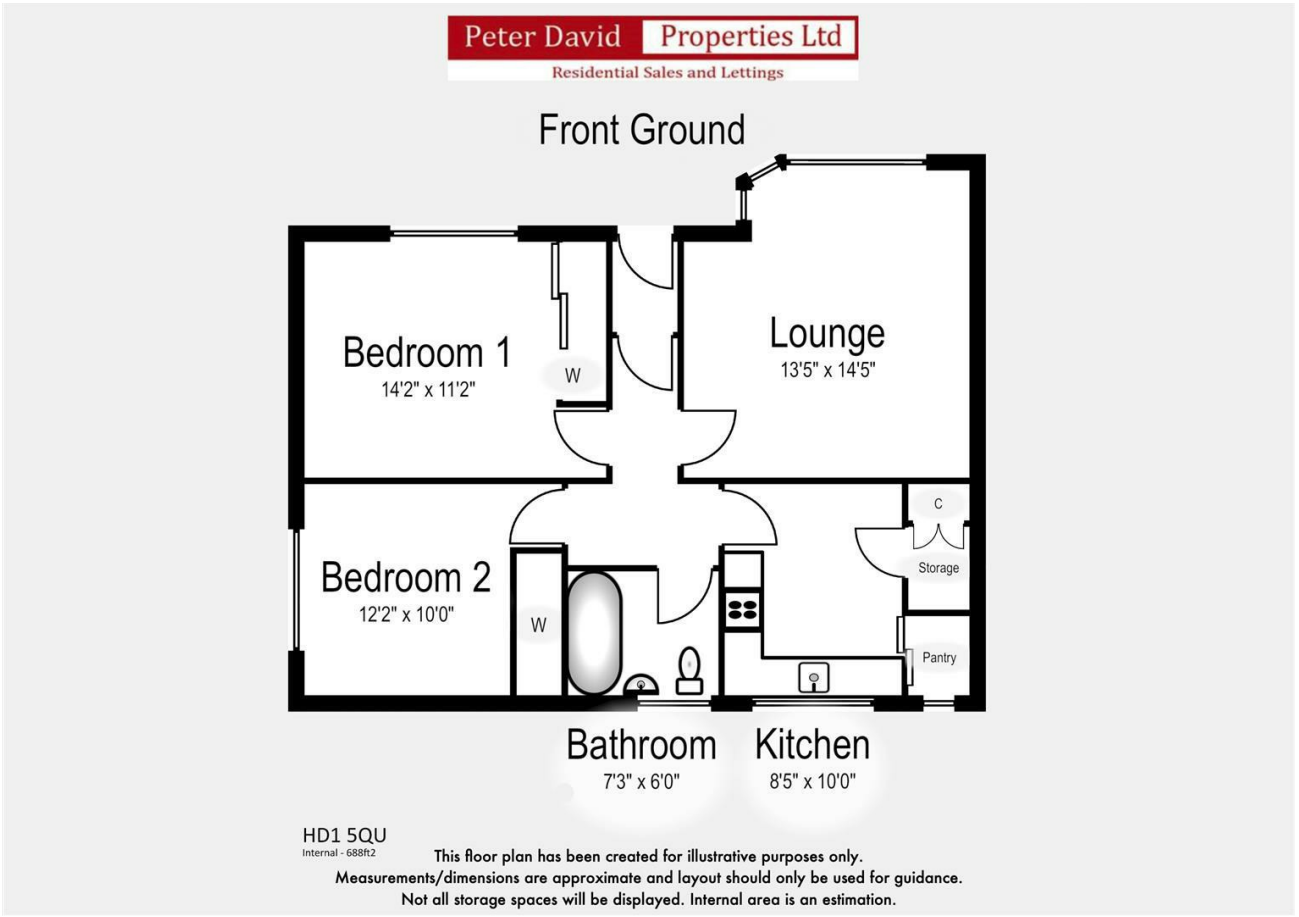


Road Map

Hybrid Map

Terrain Map

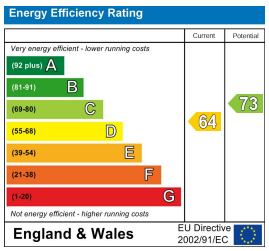
Floor Plan

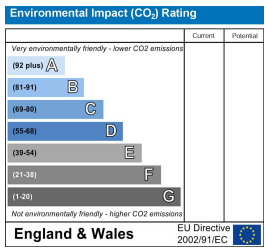


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk