Peter David Properties Ltd

Residential Sales and Lettings

25 Edgerton Grove Road

Edgerton, Huddersfield, HD1 5QU

Offers in the region of £180,000

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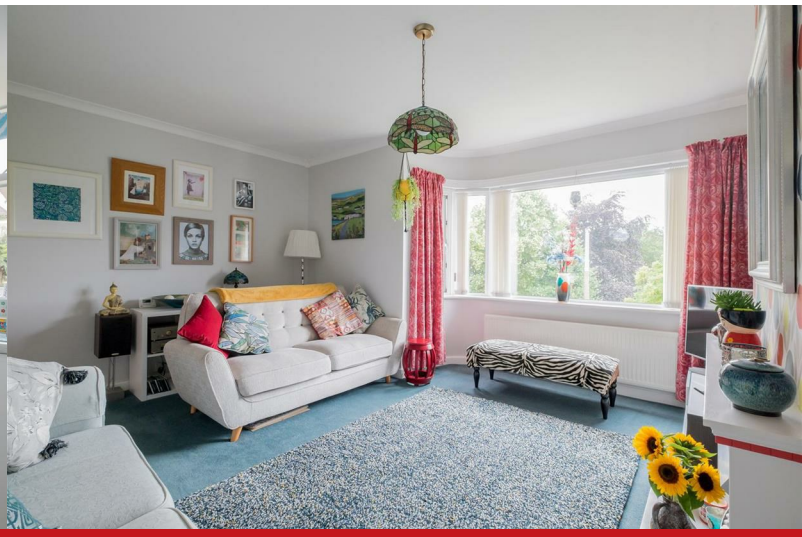

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Entrance Hallway
Enter the property through a composite front door into this L-shaped entrance hallway. There is a feature archway and a luxury neutral carpet. Access to the kitchen/diner, living room, all bedrooms and the bathroom.

Kitchen/Diner
This kitchen comprises white gloss wall and base units, laminate work surfaces, tiled splash backs and vinyl tiled effect flooring. Integrated appliances comprise of a electric oven, an electric hob, a fridge freezer and a washing machine. There is a 1.5 stainless steel sink and drainer which sits under a PVCu window overlooking the beautiful south east facing lawn. There is also ample space for a dining table.

Living Room
A spacious living room with a large PVCu bay window to the front elevation allowing plenty of natural light to flow in. This room also benefits from a wooden fireplace housing an electric fire sat on a marble hearth.

Bedroom One
A spacious double bedroom benefiting from fitted wardrobes with sliding doors and a PVCu to front elevation.

Bedroom Two
A second generously sized double bedroom with a PVCu window to the side elevation.

House Bathroom
A fully tiled bathroom with a concealed cistern WC, a wash basin set in a vanity unit, a shower cubicle with a glass screen and a ceramic towel rail. PVCu privacy window to the rear elevation.

Exterior
To the front is a allocated off-road parking space. A tarmacked pathway then provides access to the apartment which has a private external entrance and is found on the first floor. The property boasts a well-manicured lawn with herbaceous boarders and a large summer house. The summer house benefits from electrics and could be used to serve a variety of purposes such as an office or reading room. There is also useful under stairs storage and a tarmacked patio area.

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

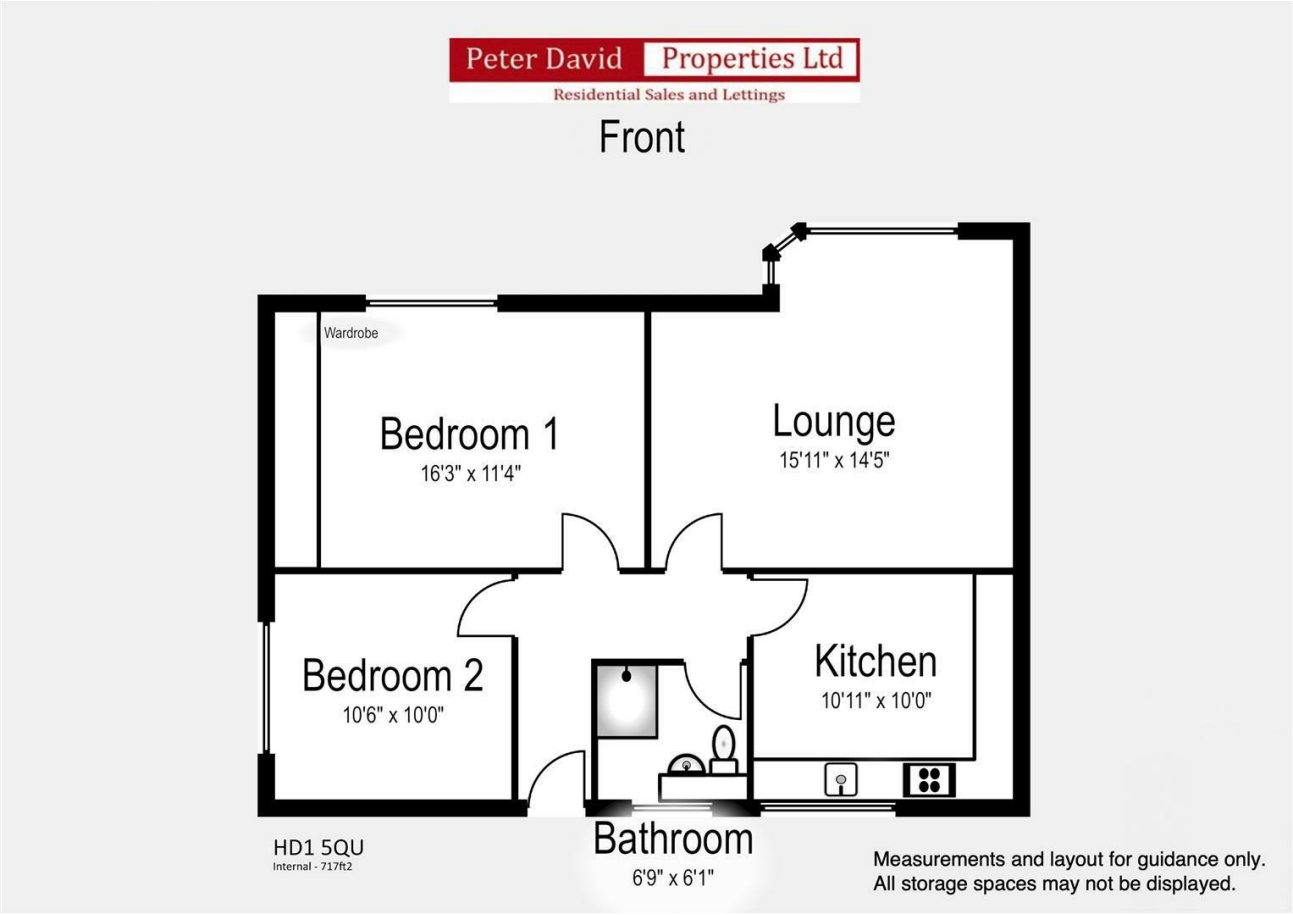
built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE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

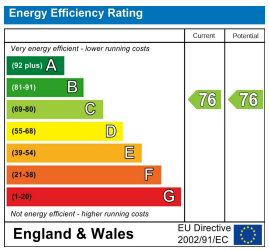
Floor Plan

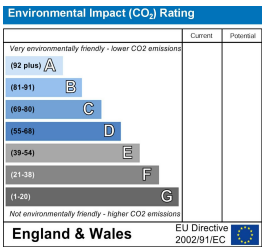


Viewing

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.

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