Peter David Properties Ltd

Residential Sales and Lettings

The Gimbles 3a Hungerford Road

Edgerton, Huddersfield, HD3 3AL

Offers in the region of £500,000

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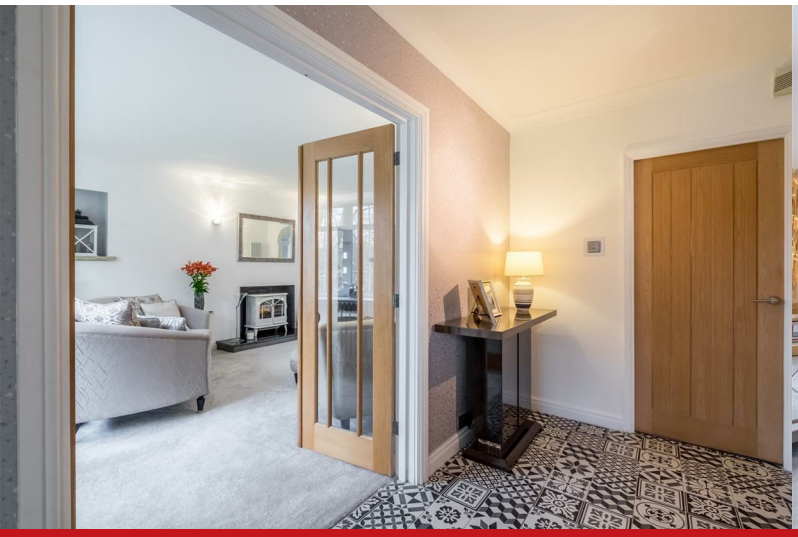

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Entrance Porch

Enter this fabulous property through a composite door into a light and welcoming entrance porch with PVCu glass panels to each side of the front door. There are ornate, contemporary tiles to the flooring and double solid oak doors leading through into the reception hall.

Reception Hall

A well appointed reception hall with the same ornate floor tiles flowing through from the entrance porch. Double solid oak doors lead into the living room and there are solid oak internal doors to the master bedroom, bedroom two and the house bathroom. The hallway also boasts a slate grey designer radiator and contemporary light fittings.

Living Room

Step into this superb living space which offers a dual aspect and plenty of natural light from the large PVCu bay window to the front and PVCu French doors, which lead out into the rear garden. A feature fireplace offers an attractive focal point with a black granite hearth with a cream electric stove. An archway breaks up the room and offers versatile living and the opportunity to create an additional living space away from the main room. Designer bespoke radiators and ambient lighting give the room an additional wow factor and offer a high end finish.

Second Reception Hall/Study

A composite door leads out into the rear garden and there is a PVCu window also with a rear aspect. This space could lend itself as a home office and has the same high quality finish as the rest of the property with a grey designer radiator and solid oak internal doors providing access to the kitchen/diner, bedroom three and the Jack and Jill bathroom.

Kitchen/Diner

This room, along with the attached open aspect family room, is the heart of this home and provides a perfect space to entertain, as well as relax in. The kitchen features high gloss base units with grey granite work surfaces and smoked black glass wall units with a tiled ceramic floor. Integrated appliances comprise; an electric oven, induction hob, stainless steel fridge, freezer and a dishwasher. A granite sink with a black mixer tap is integrated into the work surface in front of the PVCu window with views out to the front. There is a glass breakfast bar and a separate dining area, both with ambient overhead lighting.

Family Room

An impressive family living space with bi-fold doors leading out onto the rear garden. There are two additional PVCu windows to the side aspect allowing plenty of natural light. There is an electric feature fire to the wall as well as two white designer radiators.

Bedroom Three

With a PVCu window overlooking the front garden, this double bedroom is a well styled room with a luxurious deep pile carpet and white designer radiator. The Jack and Jill bathroom can be accessed from this bedroom, making this an ideal guest room.

Jack and Jill Bathroom

A fully tiled shower room with a WC, a wash basin set in a vanity unit and a large shower cubicle with a multifunctioning waterfall shower. There is a vertical white designer radiator and a mirrored wall cabinet.

Bedroom Two

A further tastefully decorated double bedroom with a PVCu bay window to the front aspect. The room features ambient lighting and floor to ceiling fitted wardrobes with glass and mirrored doors.

Master Bedroom

A luxury and contemporary master bedroom suite with fitted floor to ceiling sliding wardrobes. Steps lead down to a bathing area featuring a porcelain freestanding bath with handheld mixer tap. There are PVCu windows to two walls creating a light and airy feel and a white designer radiator.

En-suite

A fully tiled en-suite shower room with a PVCu frosted window to the rear. The room has a WC, a double wash basin set in a vanity unit and a large shower cubicle with a multi functioning waterfall shower. Again there has been no compromise on quality with the ceramic tiling and a black designer vertical radiator.

House Bathroom

A stylish and contemporary half tiled house bathroom with a WC, wash basin set in a vanity unit and a bath with a traditional mixer tap. A designer mirrored radiator adds a luxurious finish.

Garage/Workshop

Located underneath the property, this tandem garage with an electric door could serve a variety of purposes and offer a potential buyer the scope to develop and create an additional room such as an office, workshop or home gym at the rear. There is also a large storage room to the side of the garage, as well as electric and plumbing. Access to the rear garden and the side of the property can also be gained from this multi functioning space.

Exterior

To the front there is an elevated large lawn with established beds and mature shrubs. A tarmac driveway leads to the tandem garage and paved steps lead up to the front of the property. To the rear the property offers an excellent degree of privacy in this beautiful, south facing, enclosed garden which is predominantly lawned with various seating areas, established beds with mature shrubs and perennial plants and rockeries. Located adjacent to the family room, accessed from the bi fold doors is a raised seating area with artificial grass. This area is perfect for relaxing in and catching the late evening sun.

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

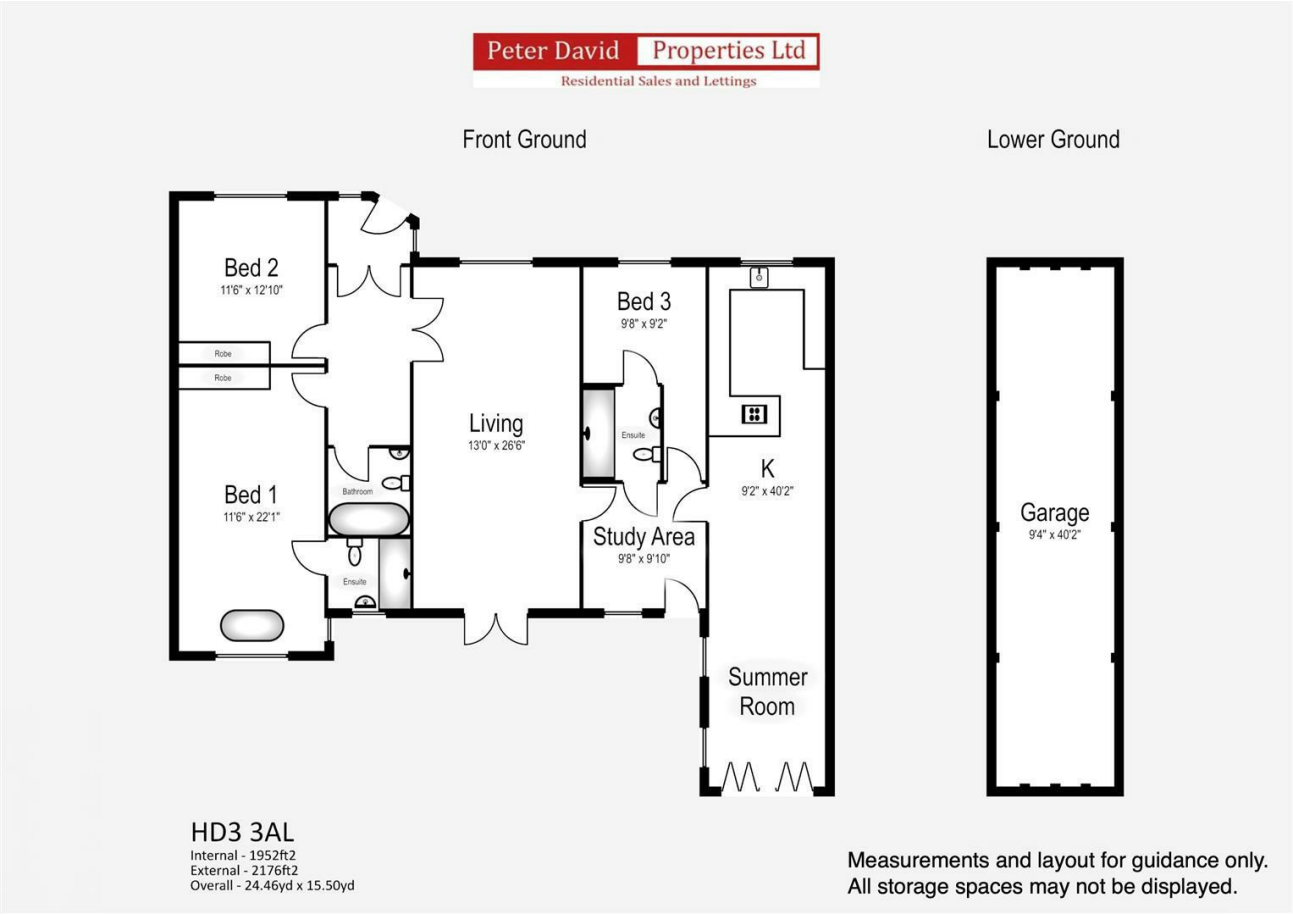
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

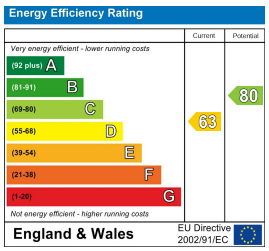
Floor Plan

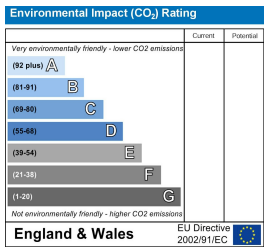


Viewing

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

Energy Efficiency Graph





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