

Peter David

Properties Ltd

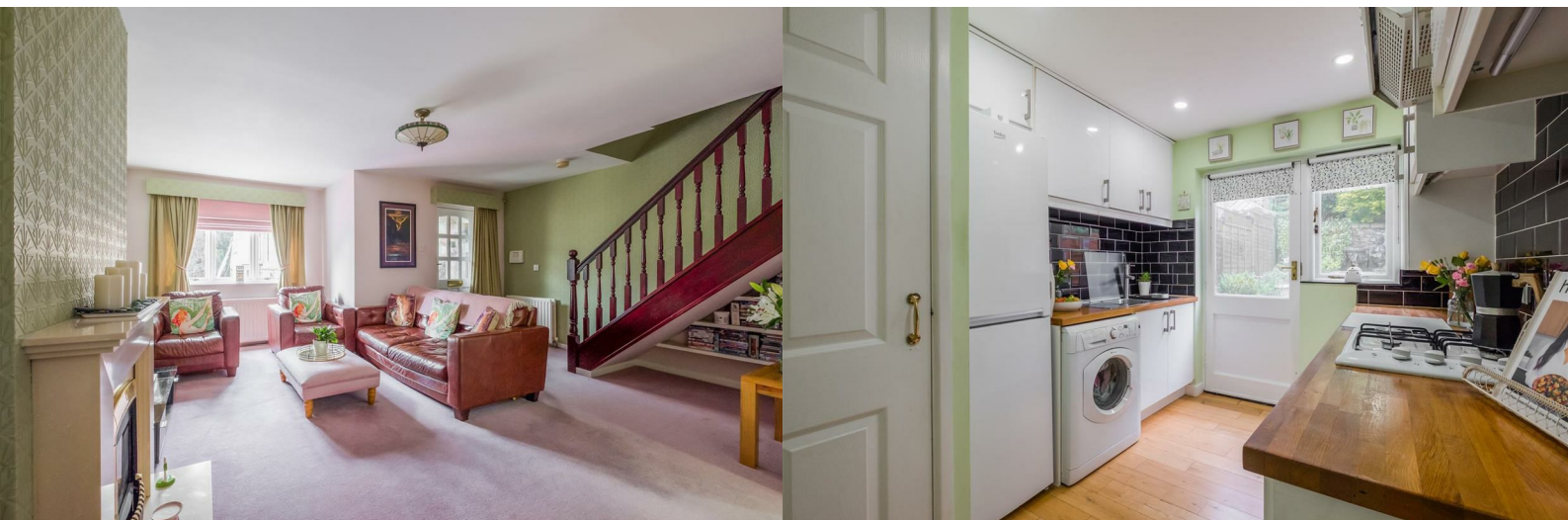
Residential Sales and Lettings



22 Ellerslie Court

Edgerton, Huddersfield, HD2 2AQ

Offers in the region of £200,000



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* THREE BEDROOM MI-TERRACE * SOUTH WEST FACING GARDEN * CLOSE TO M62 NETWORK * OFF- ROAD PARKING *

Peter David Properties are pleased to present to the open market this WELL PRESENTED THREE BEDROOM MID TERRACE PROPERTY tucked away in the popular residential location of Edgerton. This property is immaculately presented and benefits from a SOUTH WEST TIERED FACING GARDEN, AN ALARM SYSTEM, and OFF-ROAD PARKING.

The property comprises: an entrance porch, an open plan living/dining room, a kitchen, TWO DOUBLE bedrooms, a single bedroom and a house bathroom. This property boasts a pristine, tiered southwest-facing garden at the rear. The first level features an Indian stone patio, the second tier is a lush lawn, and the third tier comprises another Indian stone patio. The garden is fully enclosed and includes a large garden shed, along with mature trees and shrubs. At the front, there is a block-paved parking space for one car and also additional visitor space.

Located just a short drive from the popular Lindley village and with the M62 motorway network within close proximity, the property is well situated for those looking for an easy commute to the surrounding cities of Manchester and Leeds. Excellent primary and secondary schools are also easily accessible.

Viewing is recommended.

Entrance Porch

Enter the property via a PVCu front door with a privacy glass panel into the entrance porch. Adorned with wood effect laminate flooring and an internal wood door provides access into the living/dining room.

Living/Dining Room

This spacious dual-aspect living/dining room features luxurious carpeting throughout. Large PVCU windows at both the front and rear provide ample natural light. A gas fire, set on a marble hearth with a matching marble surround, adds a touch of elegance. The room offers convenient access to the kitchen, and stairs rise to the first-floor accommodation.

Kitchen

The kitchen features white high-gloss matching wall and base units complemented by solid oak work surfaces and tiled splashbacks. It includes a stainless steel sink and drainer. Integrated appliances comprise a gas oven, a four-ring gas hob, and an extractor fan. There are two additional spaces for appliances, one with plumbing for a washing machine. The kitchen also boasts a large larder cupboard providing ample storage, a wooden door to the rear aspect, and a PVCu window.

Landing

The landing provides access to all the bedrooms and the house bathroom. There is access to a partially boarded loft.

Master Bedroom

A well-proportioned master bedroom with a plush green carpet and a PVCU window to the front aspect.

Bedroom Two

A second double bedroom with a green carpet and a PVCu window overlooking the rear garden. There is also the added benefit of floor to ceiling fitted wardrobes.

Bedroom Three

A third single bedroom with with a PVCu window to the front aspect and a fitted cupboard providing ample storage.

Bathroom

A luxury house bathroom comprising of a WC, a wash basin,

a white towel rail, a bath with an overhead shower with a handheld attachment and a glass screen. There the added luxury of a LED wall mirror, fitted oak storage cupboards and solid oak flooring. PVCu privacy window to the rear.

Exterior

This property boasts a pristine, tiered southwest-facing garden at the rear. The first level features an Indian stone patio, the second tier is a lush lawn, and the third tier comprises another Indian stone patio. The garden is fully enclosed and includes a large garden shed, along with mature trees and shrubs. At the front, there is a block-paved parking space.

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.

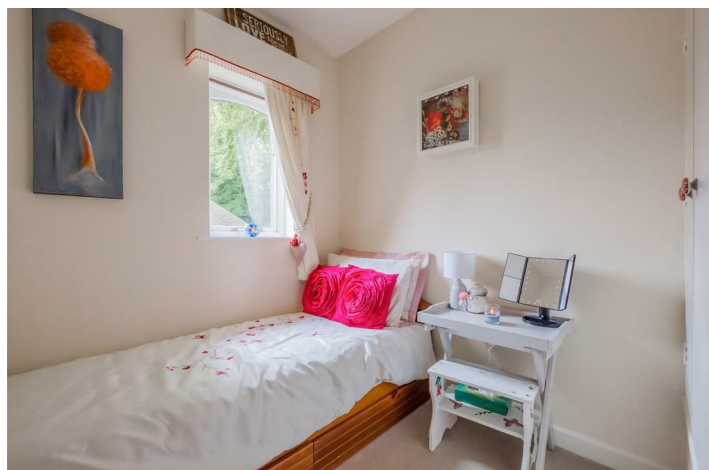
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a

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



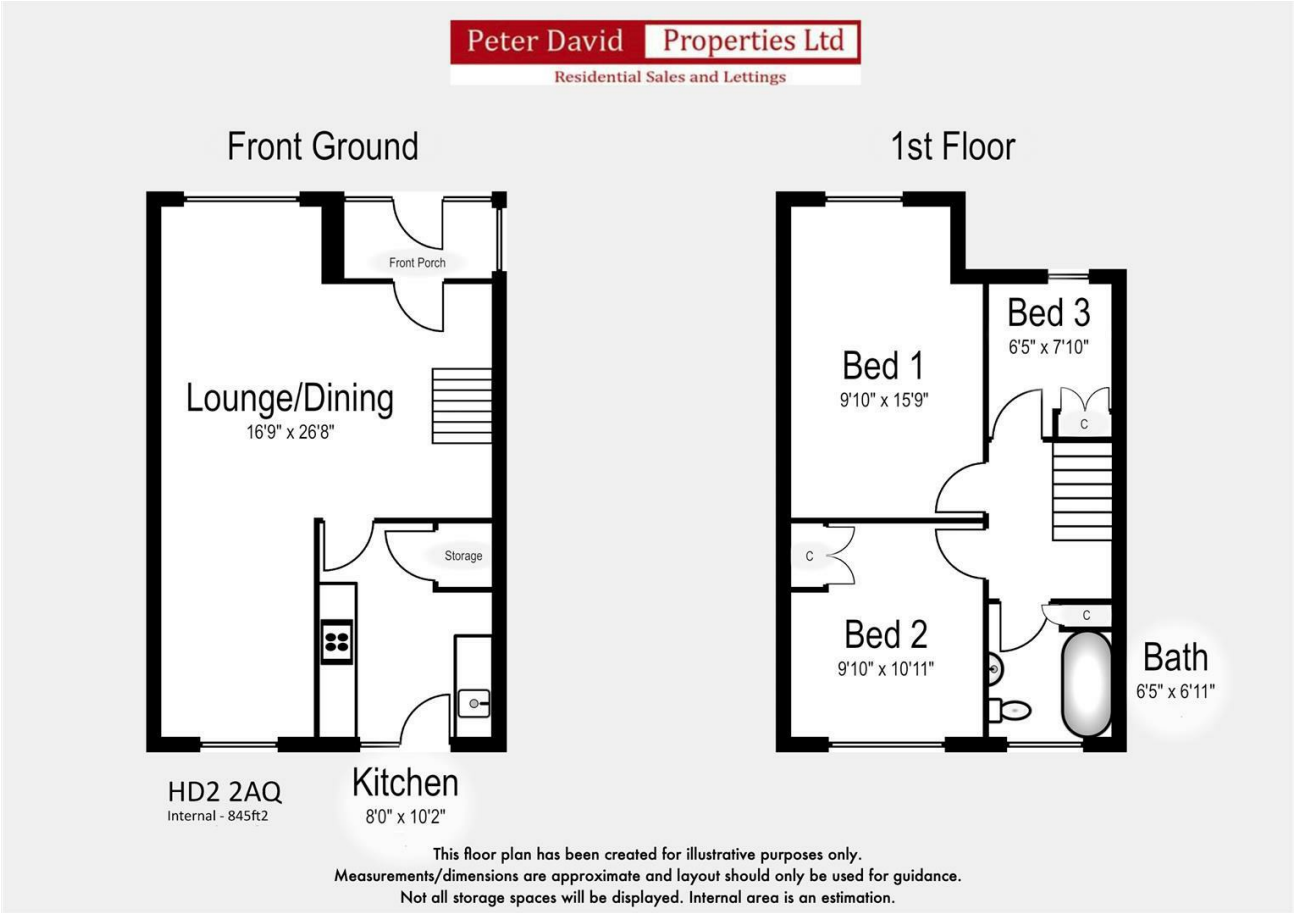
Hybrid Map



Terrain Map



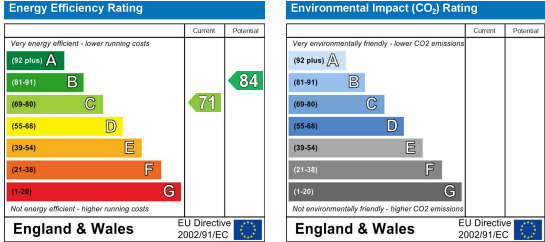
Floor Plan



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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