



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



6 Edgerton Road, Huddersfield, HD1 5RB

Offers In The Region Of £620,000

* OPEN TO OFFERS* *FOR A QUICK SALE* *A Magnificent Grade II Residence* This executive property forming the inner section of this magnificent building with a "fairy tale-esque" stunning turret room boasting woodland views, set within half an acre of grounds, Grannum Lodge on Edgerton Road provides outstanding spacious accommodation set over five floors which is perfect for any growing family. Boasting exquisite period features including stunning architecture, original stained glass windows and a grand entrance, whilst having scope to add your own unique stamp. Ideally positioned well for commuters seeking access to the M62 motorway network and good links to the HRI and Lindley Village, this impressive double fronted six bedroom period home enjoys a galant reception hall, two large reception rooms, dining/kitchen, separate pantry and access to the rear. To the lower floors, there are four cellar rooms, wine cellar and access to the garage with further storage. To the first floor: two double bedrooms, large house bathroom and primary bedroom with walk-in closet and en-suite. To the second floor: two double bedrooms, occasional room, shower room and steps leading to this unique turret room which could also be used a sixth bedroom. This property is complemented by traditional features brimming with character, decorative cornice and ornamental fireplaces. Externally there is a driveway for parking and a second garage. This property must be seen to truly appreciate the grand accommodation on offer! Tel to arrange a viewing today!

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR



SEPARATE W/C

DINING ROOM 15'3 x 13'5 (4.57m'0.91m x 3.96m'1.52m)



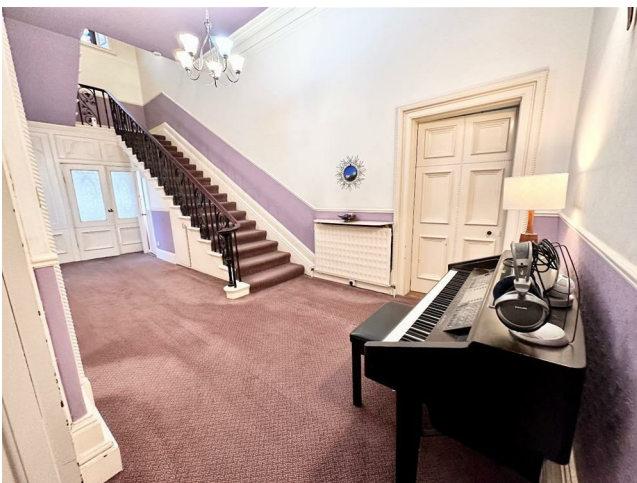
ENTRANCE LOBBY



LARGER THAN AVERAGE LOUNGE 20'6 x 17'11 (6.10m'1.83m x 5.18m'3.35m)



27FT RECEPTION HALLWAY 27'x 14'10 (8.23m'x 4.27m'3.05m)



FIREPLACE



DINING KITCHEN 10'10 x 10'9 (3.05m'3.05m x 3.05m'2.74m)

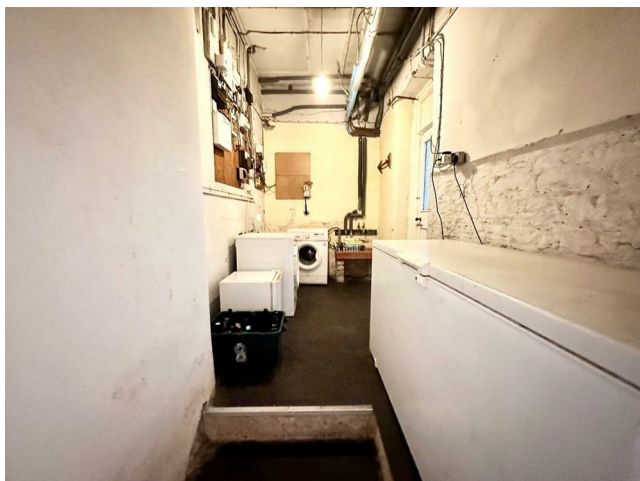


STEPS DESCENDING TO

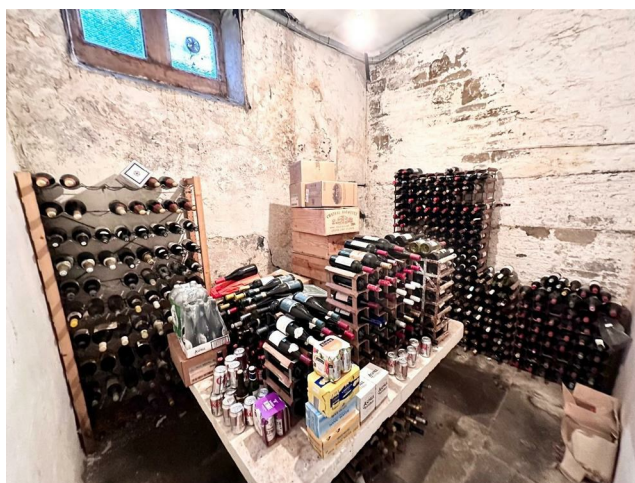
PANTRY 7'3 x 3'9 (2.13m'0.91m x 0.91m'2.74m)



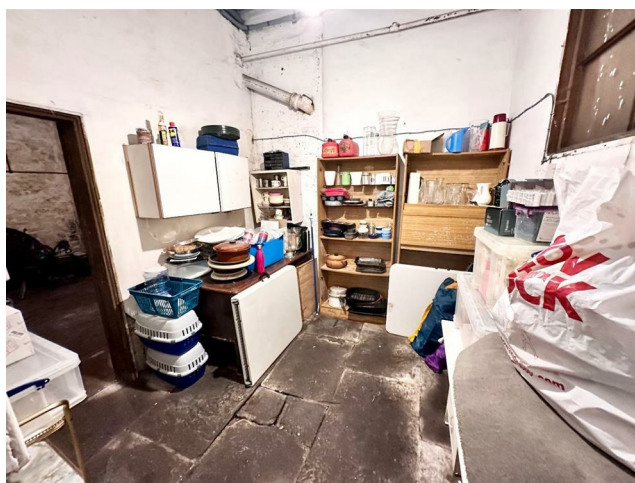
UTILITY ROOM



WINE CELLAR 11'2 x 8'7 (3.35m'0.61m x 2.44m'2.13m)



STORAGE ROOM 14'9 x 9'7 (4.27m'2.74m x 2.74m'2.13m)



FURTHER CELLAR ROOM 10'9 x 9'5 (3.28m x 2.87m)

COAL AREA

TO THE FIRST FLOOR LANDING



HOUSE BATHROOM 10'7 x 7'7 (3.05m'2.13m x 2.13m'2.13m)



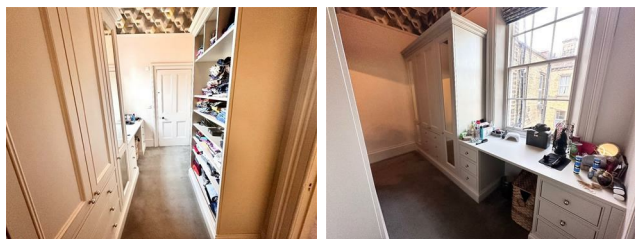
PRIMARY BEDROOM 14'6 x 14'3 (4.27m'1.83m x 4.27m'0.91m)



BEDROOM TWO 13'4 x 12'4 (3.96m'1.22m x 3.66m'1.22m)



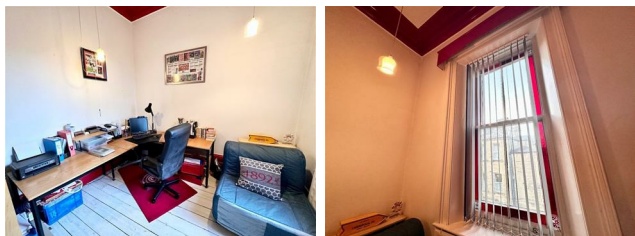
WALK-IN CLOSET 12'1 x 7'2 (3.68m x 2.13m'0.61m)



EN-SUITE SHOWER ROOM 5'4 x 3'5 (1.52m'1.22m x 0.91m'1.52m)



BEDROOM THREE 10'6 x 10' (3.20m x 3.05m)



W/C 5'4 x 3'3 (1.52m'1.22m x 0.91m'0.91m)



SHOWER ROOM 9'4 x 7'8 (2.74m'1.22m x 2.13m'2.44m)



**STAIRCASE RISES TO
INNER HALLWAY**

**SECOND FLOOR U-SHAPED LANDING 18'6 x
16'3 (5.49m'1.83m x 4.88m'0.91m)**



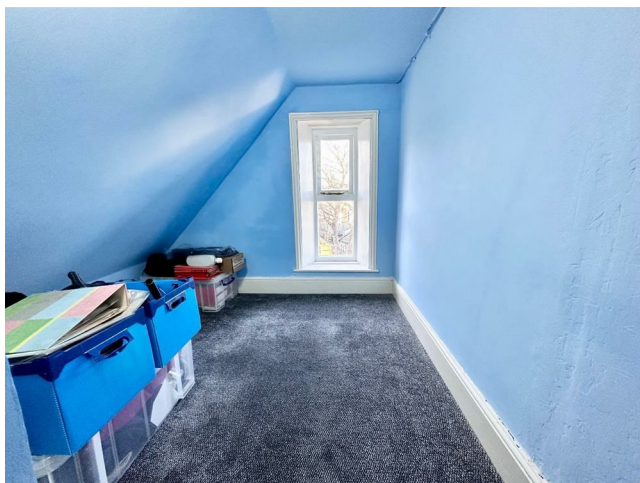
BEDROOM FOUR 12'8 x 10'8 (3.86m x 3.25m)



BEDROOM FIVE 18'3 x 17'5 (5.56m x 5.31m)



**OCCASIONAL ROOM 10'1 x 7'8 (3.05m'0.30m
x 2.13m'2.44m)**

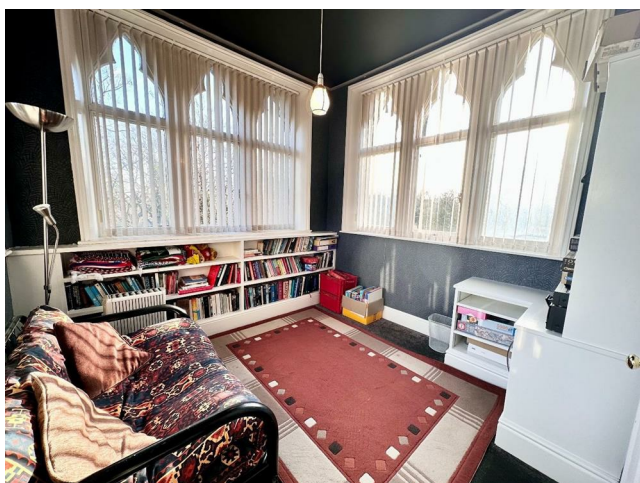


HALF AN ACRE OF GROUNDS



STAIRCASE LEADS TO

**TURRET ROOM/BEDROOM SIX 10'4 x 10'2
(3.15m x 3.10m)**



**ACCESS TO SINGLE GARAGE 14'2 x 9'10
(4.27m'0.61m x 2.74m'3.05m)**

SECOND GARAGE

DRIVEWAY

TRADITIONAL FEATURES



ADDITIONAL PHOTOGRAPHS



A selection of additional photographs:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the motorway and great schools in the immediate vicinity: St Patrick's Primary Academy, Brambles Primary Academy, The Mount School, Huddersfield Grammar School & Nursery, Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy

and Greenhead College which is ranked one of the best 6th Form colleges in the country.

Conveniently located close to the M62 motorway networks and in close range to Huddersfield town centre and Lindley Village offering local bars, restaurants and boutique shops. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Royal Infirmary.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel- or our office mobile on Mobile Number

Email - sales@admresidential.co.uk

COUNCIL TAX BAND

The council Tax Banding is "F"

Please check the monthly amount on the Kirklees Council Tax Website.

TENURE

This property is Freehold.

STAMP DUTY INFORMATION

Stamp Duty thresholds, raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up to £250,000, and first-time buyers get relief on homes up to £425,000.

Home-movers will pay no stamp duty on properties up to £125,000, with 2% due on the next £125,000, and the first-time buyer threshold will drop to £300,000, with no first-time buyer relief on purchases above £500,000.

If your property transaction completes after 31 March 2025, they could incur additional Stamp Duty cost.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8000-7325-4002-0079-8202>

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any

contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

BOUNDARIES AND OWNERSHIPS

Please note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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FURTHER PHOTOS

