



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 23 Rumbold Road, Huddersfield, HD3 3DB

**O.I.R.O £415,000**

**\*NEW PRICE\*** Occupying a fantastic position of Edgerton, is this Tudor style, spacious, four bedroomed detached residence with large rear gardens and driveway. Situated in this very highly regarded location of Edgerton, being close to all local amenities, M62 commuter networks, bus routes, great schools on the fringes of Lindley. The property has been recently decorated through, boasting gas central heating and double glazing, with many original features such as an original fitted vintage servant bell, the property briefly comprises of: large reception hallway with L-shaped staircase rises to the first floor landing, featured arch stonework, two reception rooms one boasting a stunning featured bay window, dining kitchen, rear lobby with pantry and a converted garage to a fifth bedroom which could be used as office space, playroom or recreational use. To the first floor landing: there are four double bedrooms, the main bedroom having featured bay window, four piece house bathroom and a separate w/c. Externally the property boasts well established gardens to the front and rear enclosed laid to lawned garden, driveway provides off road parking. This property is not to be missed, **\*NO CHAIN\***, a family purchase or second home for any growing family. **\*Contact the agent ADM Residential today to arrange your viewing on Tel 01484-644555\***

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## ENTRANCE DOOR/RECEPTION HALLWAY 19'7 x 8'8 (5.97m x 2.64m)



A stunning entrance to this property via a solid wood bespoke arched external door with stained glass inserts panels, exposed stone archway and panelling features, leading to a large u-shaped reception hallway with useful cloakroom, featured panelling, a wall mounted gas central heating radiator, ceiling cornice, featured picture railing, staircase rising to the first floor landing, doors lead to:

## LOUNGE WITH BAY WINDOWS



This is a spacious, newly decorated 18ft lounge with this featured six sectioned uPVC bay window providing an abundance of natural light to the front aspect. Featuring an Adam style fire surround with inset coal affect electric fire set on a matching hearth. Original cornices, ceiling rose, T.v.point, Telephone point, featured wall mounted maids bell button, wall mounted gas central heated radiator:

## DINING ROOM



This further spacious reception room is set to the rear aspect with uPVC french doors leading to the

rear patio garden. Featuring mahogany fire surround with marble effect back and hearth, inset coal affect electric fire, coved ceiling, picture rail, T.v.point, and a wall mounted gas central heated radiator:

## DINING/KITCHEN



The dining kitchen is set to the rear aspect with Upvc window over looking the rear garden, featuring a matching range of base and wall mounted display units in cream with satin chrome effect fittings, rustic tiled splash backs and tiled working surfaces, inset stainless steel sink with single drainer and a mixer tap, integrated dishwasher, space for range mater with electric point, featured vintage servant bell, beam ceilings and railway sleeper mantel, finished with ceiling spot lights, vinyl flooring and door leads to:

## REAR ENTRANCE LOBBY



Leading to Office/Playroom/5th Bedroom (originally the garage) and useful Utility room/Boiler room/Pantry. This space can easily be converted back to garage if required:

## LARGE OFFICE/BEDROOM



Please note formally the garage which was converted to a office which can easily be converted back. Featuring uPVC window to the side aspect housing for the electrics and fuse box, finished with wall mounted radiator:

## TO THE FIRST FLOOR LANDING 19'8 x 8'8 (5.99m x 2.64m)



An L-shaped landing with uPVC window to front aspect proving an abundance of natural light, coved ceiling, doors leading to:

## HOUSE BATHROOM 11'8 x 10'7 (3.56m x 3.23m)



A partly tiled, house bathroom with Upvc opaque window to the rear aspect, comprising a four piece white suite in white with chrome effect fittings, incorporating panel bath with shower attachment

over, pedestal wash hand basin and a low level flush w.c, a separate step in shower cubicle with thermostatic shower unit. Finished with coved ceiling, chrome heated towel rail and tiled flooring:

## SEPARATE W.C 8'1 x 3'9 (2.46m x 1.14m)



A very well appointed partly tiled, separate w/c with uPVC opaque window to the side aspect, comprising of: a low level flush w/c, finished with dado rail, Quarry Tiled flooring:

## BEDROOM ONE



A charming larger than average double bedroom, beautifully decorated with this featured six sectioned uPVC bay window providing a abundance of natural light to the front aspect. Fitted wardrobes and over head units to one wall, coved ceiling, mounted gas central heating radiator:

## BEDROOM TWO



The second double bedroom is set to the rear aspect with uPVC windows over looking the rear garden. Featuring fitted wardrobes to one wall, coved ceiling, T.V Point and gas central heating radiator:

## BEDROOM THREE



A third double bedroom with uPVC window to front aspect, wall mounted gas central heating radiator:

## BEDROOM FOUR



A fourth double bedroom with uPVC window to the rear aspect over looking to garden, picture rail, wall mounted gas central heating radiator:

## EXTERNALLY



The property boasts tar-mac driveway to front aspect providing ample parking for two vehicles, mature shrubs and flower beds with mature hedging and a stone walled boundary. To the side access via wrought-iron gates, path leads to the rear of the property, which is mainly laid to lawn, a pond sits at the bottom of the garden adjacent to the enclosed seating flagged area and a further large paved patio with walled planters. Providing an ideal amount of privacy perfect for entertaining in the summer months, south westerly facing, partly fenced boundaries:

## FURTHER PHOTOS



## 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.

## ABOUT THE AREA

FURTHER INFORMATION ABOUT THE AREA:

Edgerton is a much sought after area. The property is in walking distance of Marsh and the village of Lindley which boasts excellent Bistros, Bars, Restaurants and small independent shops.

Huddersfield Royal Infirmary is also with-in walking distance as are excellent Schools, (both state and private) Nurseries and Colleges.

Motorway routes to the M62 and A1 networks are 2 miles away giving you access to both Manchester and Leeds.

## Council Tax Bands

The council Tax Banding is "E"

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

## ABOUT THE VIEWINGS

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

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

## Further Information



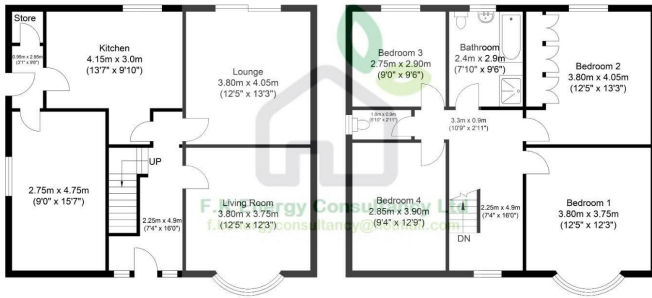
The property boasts many original features, high ceilings, the original servants bells are still in situ in the property as a feature.

Ample storage cupboard and pantry's

## Tenure

This property is ( LEASE HOLD ) with 999 years from the year 1936 AT £4.00 POUNDS per annum :

## Floor Plan



Ground Floor

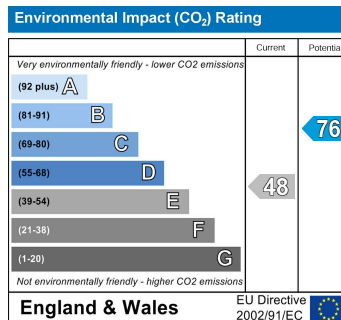
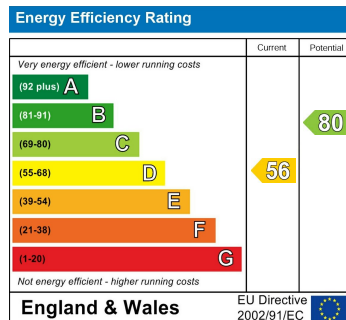
First Floor

23 Rumbold Road, Huddersfield HD3 3DB, UK

Approx Gross Internal Floor Area of House 145.36 sq. m. (1564.64 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

## Energy Efficiency Graph



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### 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. 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.