

Terrain Map



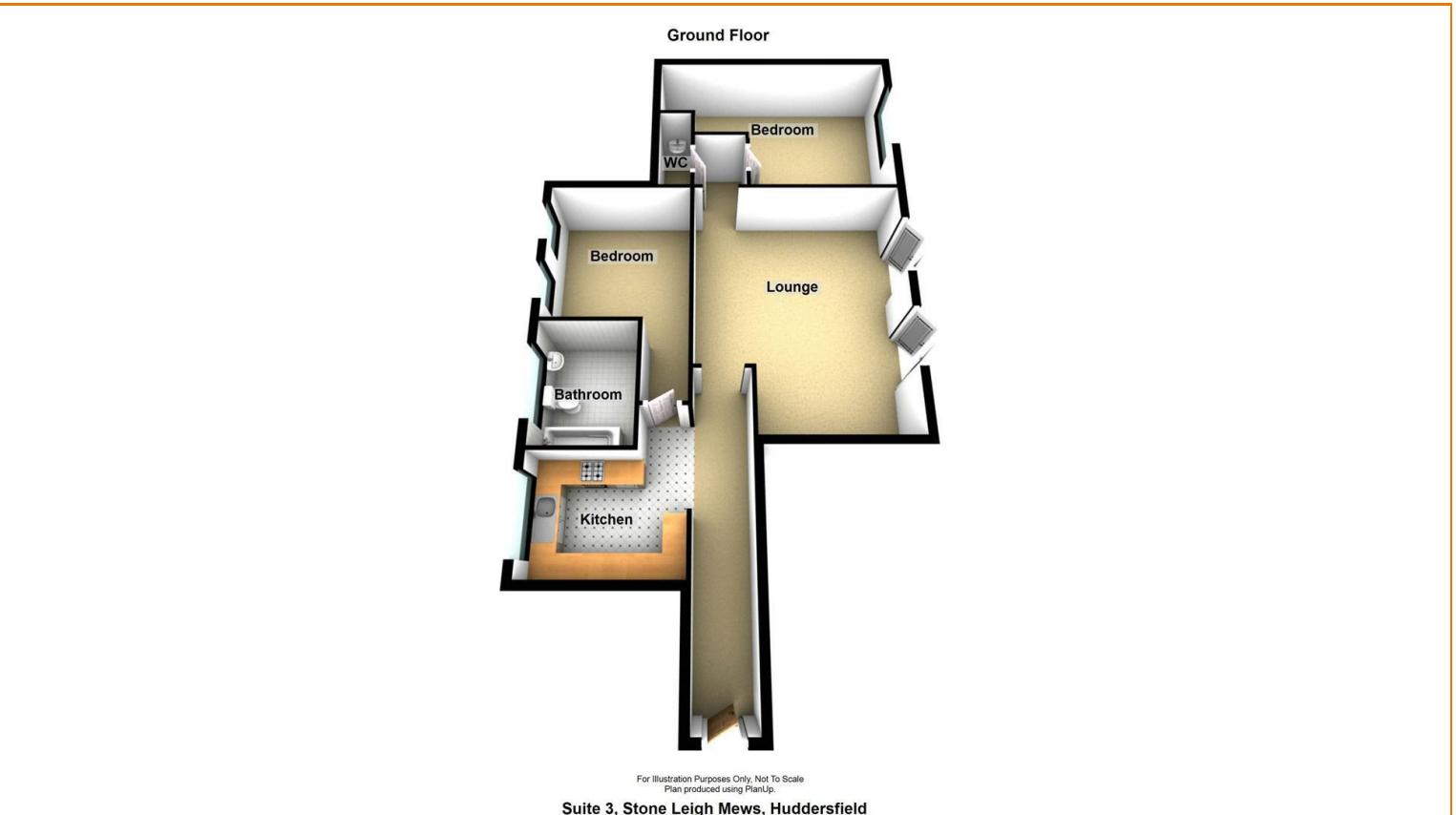
Hybrid Map



Terrain Map



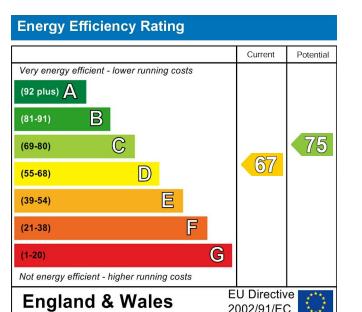
Floor Plan



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



BOULTONS



Bryan Road

Edgerton, Huddersfield, HD2 2AH

Offers Around £169,995



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Offers Around £169,995



** OFFERED WITH NO ONWARD CHAIN ** SAT
WITHIN EXTENSIVE & BEAUTIFUL GROUNDS **

Well situated on the prestigious Bryan Road is this splendid ground floor garden apartment, offering a wonderful blend of period elegance and practical single one level design. Housed within a grand and famous grade 2 listed building, the property boasts two generously sized double bedrooms and a welcoming reception room with easy access out onto your private garden terrace which overlooks the stunning grounds.

This residence has been well loved and enjoyed but now presents enormous potential for those looking to add their personal touch. The spacious layout, all on one level, makes it an ideal choice for a variety of lifestyles, whether you are a first-time buyer, a young professional, or seeking a pleasant retreat as you approach or arrive at retirement.

With its prime location within the Edgerton conservation area you will find yourself conveniently close to local amenities, transport links, and the vibrant communities in and around Lindley and Marsh and all that this area has to offer.

Do not miss the chance to make this delightful property your own.

ACCOMMODATION

SHARED COMMUNAL AREA

Accessed via a traditional style front door. The postboxes will be found in this area together with the door to the apartment.

RECEPTION HALLWAY

Accessed from the front door, housing the intercom system and leading through to the principal accommodation past the kitchen and providing a good circulation space for coats and shoes etc.

LOUNGE

19'8" x 15'5"

A generous sized reception room large enough to incorporate a dining area, enjoying excellent levels of natural light via the French doors which lead out to the garden area. There is decorative coving and two electric storage wall heaters.

CLOAKROOM/WC

Fitted with a hand wash basin and a low flush wc, tiled splashback.

BREAKFAST KITCHEN

15'1" x 10'9"

Fitted with a range of wall and base in a limed oak style units in a limed oak style with complementary working surfaces incorporating a one and a half bowl inset sink unit with mixer tap over. The kitchen is further equipped with an integrated fridge, freezer and washing machine along with an electric hob, space for a microwave oven and there are two timber framed double glazed windows with privacy glass inset positioned to the rear elevation.

BEDROOM 1

13'5" x 10'2"

Positioned at the rear of the property with two timber framed double glazed windows with privacy glass inset positioned to the rear elevation and a range of bedroom furniture comprising two double wardrobes, two single bedside robes along with matching bedside drawers and cupboards over the bed. The robes provide a range of hanging and shelving. There is an electric storage wall

heater, decorative coving and access to the bathroom which acts an en suite arrangement.

(EN SUITE) BATHROOM

9'2" x 6'10" (max)

Fitted with a panel bath with shower over, low flush wc, pedestal hand wash basin, cylinder cupboard, three quarter height tiled walls and two timber framed double glazed windows with privacy glass inset.

BEDROOM 2

15'5" max x 11'9" max

With a timber framed double glazed window overlooking the grounds, decorative coving and electric storage heater.

OUTSIDE

Two designated parking spaces for the subject property including also provision for visitors. There are manicured, established and well stocked grounds including a water feature, ornamental ponds and seating areas that the apartment can enjoy.

TENURE

Leasehold arrangement with over 900 years remaining, a service charge of circa £2000 P.A and ground rent of circa £100 P.A although we are informed that the ground rent has not been collected in some years with the company having now reverted to the crown (escheat).

COUNCIL TAX. BAND D.

