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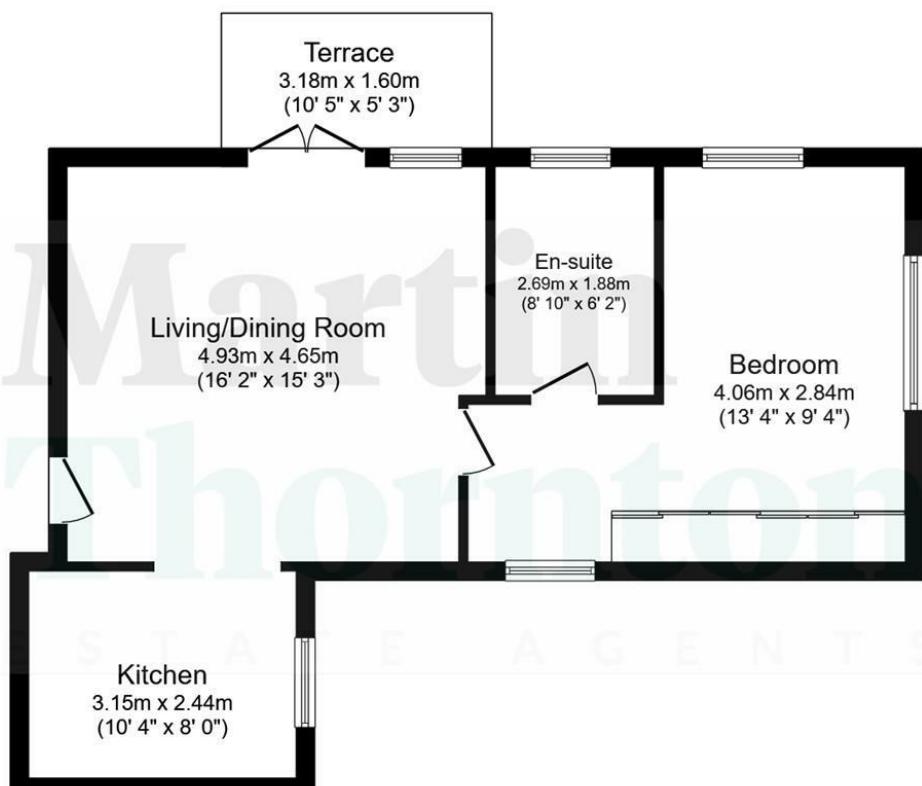
**Stoneleigh Mews, Bryan Road, Edgerton
Huddersfield, West Yorkshire**

**Offers in the region of
£140,000**

This ground floor one-bedroom apartment stands within fabulous mature landscaped gardens and is perfect for the professional couple or an ideal lock-up and leave second home. The property is conveniently placed for local amenities, a nearby hospital, motorway access and Lindley Village. The accommodation comprises a communal entrance hallway with entry phone system, an open plan living/dining/kitchen with French doors out onto a covered patio/terrace, a double bedroom with built-in wardrobes and a stylish en suite bathroom. The kitchen area has integrated appliances. There are electric heaters and sealed unit double glazed windows. Externally, there are two allocated parking spaces and use of visitor parking. The mature communal gardens have trees, shrubs, lawns, a gazebo and a pond. An early inspection is an absolute must to appreciate the presentation and setting of the property.



Floorplan



Floor Plan

Floor area 53.7 m² (578 sq.ft.)

TOTAL: 53.7 m² (578 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Details

Entrance

An open entrance porch gives shelter from the elements and the communal entrance door has an entry phone system that connects to a mobile phone. The communal hallway then has an internal door and the apartment has its own entrance door.

Living/Dining/Kitchen

These are open plan with defined areas creating a most pleasant eating and entertaining space. The kitchen area has wall and base units, working surfaces and a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include an oven, hob, microwave, fridge, freezer, washer and dishwasher. The worktops extend to create a breakfast bar, there is a built-in wine rack, ceiling downlighting and a double glazed side window. The good sized dining area also incorporates a living space. The room has deep cornice coving, various wall light points, double glazed windows and two electric heaters. There is plenty of space for freestanding furniture and, being open plan, furniture can be moved around to create a different feel.

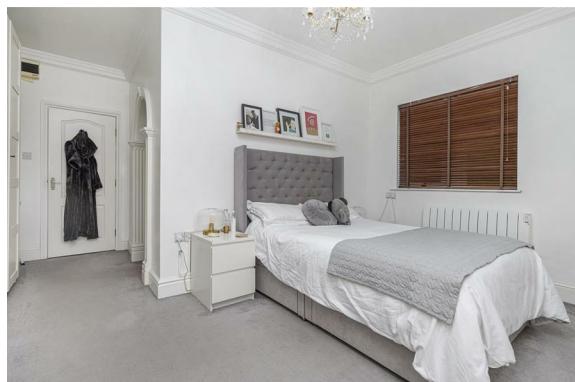


Terrace/Patio

This good sized covered terrace/patio and can be accessed from the above room via timber and glazed doors. It is a very pleasant outdoor eating and entertaining space with tiled flooring, external lighting and space for tubs, pots and planters.

Bedroom

This large double bedroom enjoys a dual aspect with double glazed windows to the front and side elevations. The initial entrance area also has a rear double glazed window. There is a range of built-in wardrobes with hanging and shelving, deep cornice coving, a decorative ceiling rose and space for further fitted or freestanding furniture. The room has an electric heater and a decorative archway incorporating a door providing access to the en suite bathroom.





Details

En Suite Bathroom

The bathroom has been updated in more recent times and has a white three-piece suite comprising a bath with shower screen and Triton T80 independent shower, a rectangular hand basin with storage cupboard below and a low-level WC. There is a tiled splashback, floor tiling, an extractor fan, deep cornice coving and a useful storage cupboard that houses the cylinder for the hot water system.



External Details

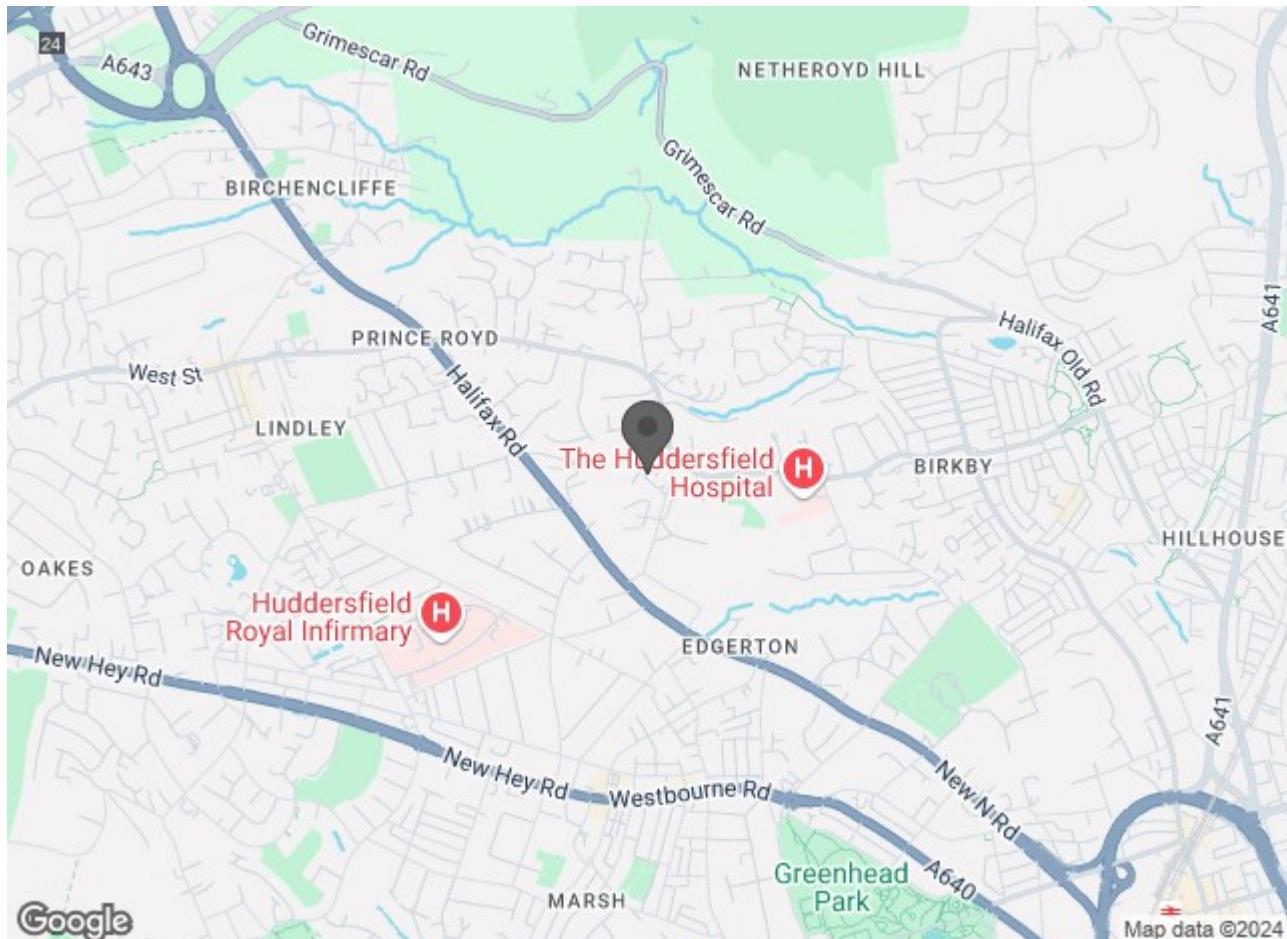
The property stands within beautiful communal gardens, maintained as part of the service charge, with mature beds, bushes and trees. Lawns and pathways meander through the gardens, which have a gazebo and pond. There are two allocated parking spaces and visitor parking spaces.



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Directions



**Martin
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