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**Edgerton Green, Edgerton
Huddersfield,**

Offers over £350,000

BEST AND FINAL OFFERS ARE INVITED ON THIS PROPERTY BY 12 NOON ON THE 31ST AUGUST 2026.

Open to view dates:

Monday 3rd August: 12pm - 12.45pm, Thursday 13th August: 4pm - 4.45pm

Sunday 23rd August 10am - 10.45am, Saturday 29th August 12.15pm - 1pm.

Offered to the market with the distinct advantage of no onward chain, this spacious three/four-bedroom detached property occupies a generous plot within a highly sought-after cul-de-sac of similar detached homes. The property benefits from excellent transport connections, being located just a short distance from the local railway station for train links, alongside incredibly convenient access to the M62 motorway network. Ideally positioned just a short distance from the town centre and the ever-popular Greenhead Park, the property perfectly combines its tranquil setting with access to local amenities. Combining a quiet residential setting with superb connectivity, this home is ready to move into, but offers an exciting opportunity for buyers looking to remodel, modernise, or extend (subject to the necessary planning permissions and building regulations) to create their ultimate family home with an enclosed private garden.

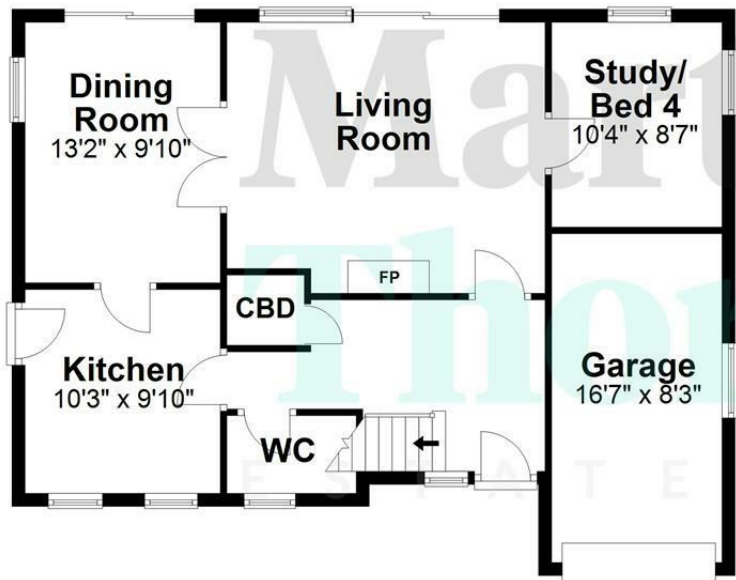
Having been a much-loved family home for many years, the accommodation features a highly versatile layout. The ground floor opens into a welcoming entrance hallway with large pantry along with a convenient downstairs WC and kitchen. There is a separate dining room and a spacious living room, which both benefit from direct access to the rear garden via patio doors. A major benefit to the ground floor is the adaptable fourth bedroom, which could equally serve as a dedicated home office for those working remotely, or as a flexible living.

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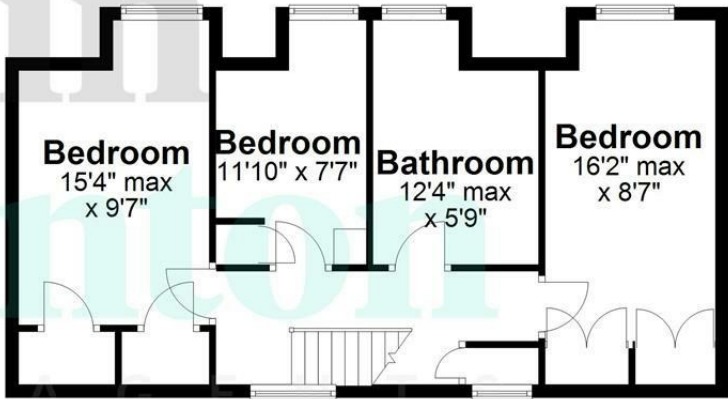
Floorplan



Ground Floor



First Floor



Total area: approx. 1436.6 sq. feet
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Entrance Hallway



An external uPVC door with opaque glazed panels and a matching side screen gives access into the spacious entrance hallway. This has a spindle staircase rising to the first floor accommodation, a useful large built-in storage cupboard for coats and shoes, etc., and a radiator.

Kitchen



The kitchen is positioned at the front of the property and is light and bright with a dual aspect. It has twin uPVC windows to the front elevation and a side uPVC door. There are wall cupboards and base units, under unit lighting, a one-and-a-half bowl stainless steel sink unit and tiled surrounds. There is a Stoves electric hob and a fan oven with a canopy style filter hood above. Integrated appliances comprise a fridge and freezer. Concealed in this room is the boiler for the central heating system. There is a Dimplex plinth heater, an

upright radiator, a tiled floor and a door leading to the dining room.

Dining Room



This room is positioned at the rear of the property, with a uPVC window and patio doors giving access to the garden. It can accommodate a good-sized dining table and additional furniture. There is coving to the ceiling, a radiator and timber and glazed doors lead to the living room.

Living Room



This good-sized, light and bright reception room has patio doors overlooking the garden. It has plenty of space for furniture, a marble finish fireplace with matching inlay and hearth, home to an electric fire. There are built-in storage cupboards, shelving, coving to the ceiling and two radiators. This room also has a door leading to the hallway and a further door leads to bedroom four/study.

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Bedroom Four/Study



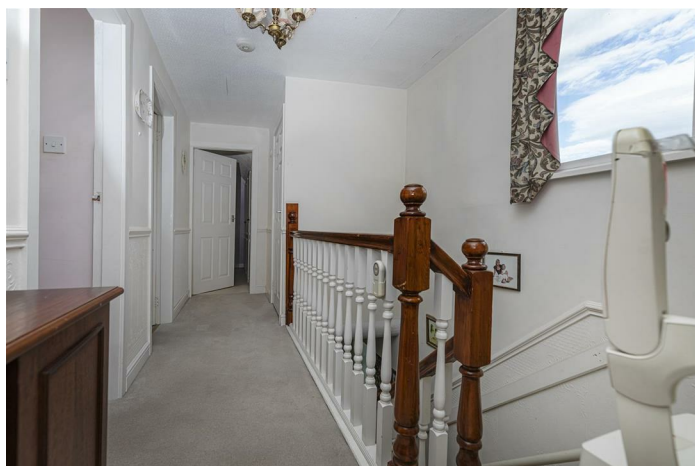
This multipurpose room has been utilised as a ground floor bedroom, but also as a home office/study. It has a dual aspect, with rear and side uPVC windows, oak style laminate flooring and a radiator.

Downstairs WC



This room has a white two-piece suite comprising a low-level WC with a concealed cistern and a circular sink unit set to a worktop, with storage cupboards below. There is half-height tiling to the walls, tiling to the floor, an opaque uPVC window and a radiator. There is also plumbing for a washing machine.

First Floor Landing



From the entrance hallway, a staircase leads to the first floor landing. This has spindle balustrading and uPVC window to the front elevation. There is a useful walk-in store area with shelving and an opaque uPVC window.

Bedroom One



This double bedroom is positioned at the rear of the property and has built-in wardrobes with hanging rails and shelving and a rear uPVC window. There is space for further furniture, access to loft space and eaves storage, and a radiator.

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Bedroom Two



This double bedroom has built-in wardrobes with hanging rails and shelving and a uPVC window. There is space for further furniture and a radiator.

Bedroom Three



This good-sized single bedroom has a rear uPVC window, a built-in storage cupboard and a radiator.

Bathroom



The bathroom has a corner bath with a shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is a showering area with an independent shower, rail and curtain. This has been adapted for ease of access for those with mobility issues. There are appropriate tiled surrounds, a uPVC window and a radiator.

External Details



In front of the property, there is a lawned garden and a large tarmac driveway providing parking and access to the integral garage. On the left-hand side of the lawn, there is an additional parking area with a car port and external water. The rear garden is a selling feature of the property, having a south-westerly aspect and the patio can be a real sun trap, with the added benefit of a retractable awning. There is a summer house with timber and glazed doors, power and

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lighting, along with a lawned garden area. The garden a water feature, a range of shrubs and evergreens, helping to create a feeling of privacy, external lighting, a timber shed and an outside power socket.

Garage

The integral garage has an up-and-over door, power and lighting and a single-glazed side window.

Tenure

The vendor informs us that the property is freehold.

Edgerton Green, Edgerton Huddersfield, Directions

