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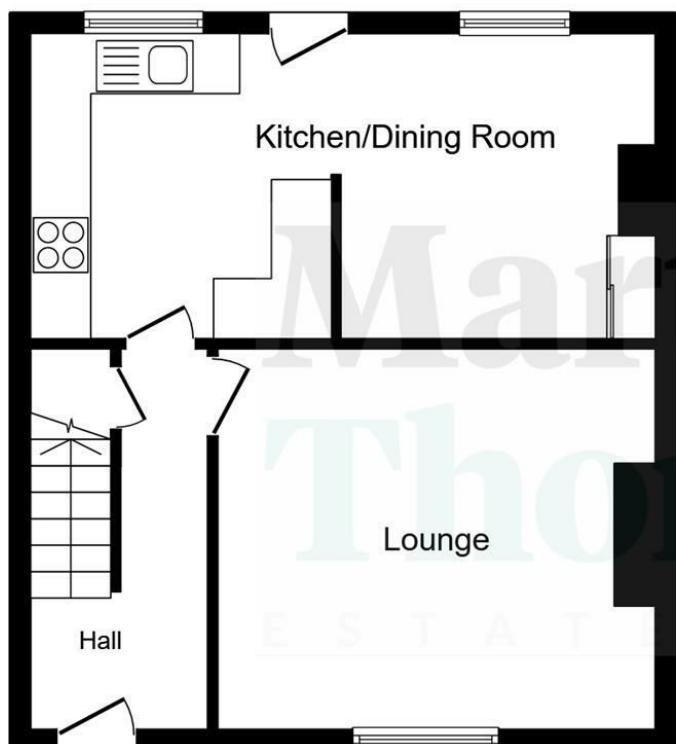
**Wentworth Street, Edgerton  
Huddersfield,**

**Offers in the region of  
£220,000**

This characterful, two-bedroom end of terrace property, with a study/home office/nursery, is perfectly placed for the train station, Greenhead Park and amenities within the town centre. The accommodation comprises a spacious entrance hallway, large living room, kitchen with integrated appliances and separate dining room. On the first floor are two double bedrooms and a study/nursery room which could also be utilised as a dressing room. The bathroom has an independent shower over the bath and there is a separate WC with hand basin. Certain rooms have exposed floorboards and the living room has folding shutters to the sash windows. There is a gas-fired central heating system and the majority of the windows are uPVC double glazed. Externally, the enclosed rear garden enjoys a good degree of privacy and there is resident permit parking. The property is offered with the benefit of no onward chain.

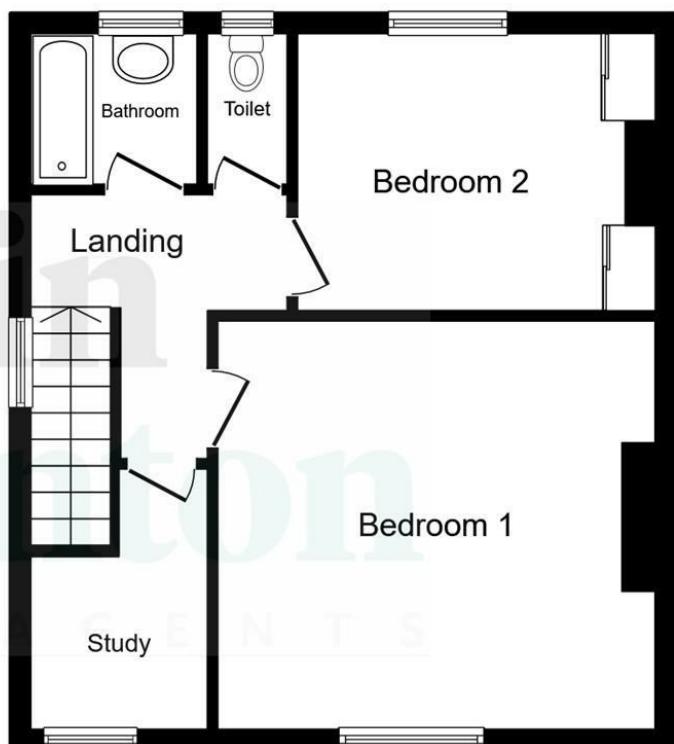


Floorplan



Ground Floor

Floor area 43.3 sq.m. (466 sq.ft.)



First Floor

Floor area 43.3 sq.m. (466 sq.ft.)

TOTAL: 86.6 sq.m. (932 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](http://www.Propertybox.io)



### **Entrance Hallway**

An external timber door with an opaque glazed panel gives access to the hallway, which is particularly characterful and has a staircase rising to the first floor accommodation, beneath which is a useful storage cupboard. Of particular note are the decorative risers on the staircase. The timber floorboards have been exposed, there is coving to the ceiling and a picture rail. There is a radiator and a timber internal door leading to the living room.



### **Living Room**

This good sized principal reception room is positioned at the front of the property and has a series of three sash windows overlooking the garden. The windows have folding timber shutters. A fire surround incorporates a decorative tiled hearth and inlay, home to an open gate. The room has coving to the ceiling, a picture rail, exposed floorboards, plenty of space for furniture and a radiator.





**Details**

**Kitchen**

The kitchen has wall cupboards and base units, under unit lighting and woodblock style worktops. Integrated appliances include a Smeg four-ring gas hob with oven beneath, pull-out style filter hood and slimline dishwasher. There is plumbing for an automatic washer, a circular stainless steel sink with mixer tap and space for a freestanding fridge freezer. Concealed is the condensing Glow-worm boiler for the central heating. There are tiled surrounds and floor tiling. To the rear elevation is a uPVC window and an external multi-panelled glazed door. Access can be gained into the dining room.



**Dining Room**

This room can accommodate a good sized formal dining table and has oak flooring. A feature has been made of the chimney breast with a deep hearth and there is a floor-to-ceiling storage cupboard. There is a picture rail, a rear uPVC window and a radiator.

**First Floor Landing**

From the hallway, the staircase rises to the first floor landing where there is a drop-down ladder that gives access to useful storage within the loft space. There is a side uPVC window and painted timber floorboards.





**Details**

**Bedroom One**

This large master bedroom is positioned at the front of the property and can accommodate plenty of fitted or freestanding furniture. There are painted floorboards, a feature fireplace, a picture rail, uPVC windows and a radiator.



**Bedroom Two**

This double bedroom is positioned at the rear of the property and has a fire surround with a tiled hearth. In the alcoves are floor-to-ceiling storage cupboards and a built-in double wardrobe. There are painted floorboards, a picture rail, a rear uPVC window and a radiator.





**Details**

**Home Office/Dressing Room**

This is a multipurpose space and, depending on individual purchasers' requirements, could also be a nursery. It is positioned at the front of the property and would also make an ideal office for those working from home. There are painted floorboards, built-in open shelved storage, a uPVC window and a radiator.



**Bathroom**

The room has a two-piece suite comprising a bath with tiled surround, curved shower screen and wall-mounted independent shower and a pedestal wash hand basin. Around the bath area is full height tiling. There is a rear uPVC window and a ladder-style radiator.





**Details**

**Separate WC**

This has a low-level WC and a wall-mounted trough style hand basin with brick style tiled splashback. There is a rear uPVC window. The bathroom and WC have identical flooring.



**External Details**

At the front of the property is a perimeter wall with a wrought iron gate between stone gateposts. The front garden area is designed for ease of maintenance, being partly paved and with coloured slate. There are shrub and rose beds and a wide flagged pathway. The rear garden is enclosed by perimeter fencing with a timber gate at the far end. There is a gravelled area with shrubs and bushes to one side and a feature monkey puzzle tree. On the opposite side of the pathway is a lawned area, a concrete patio/seating area and timber shed. There is external power, lighting and water along with resident permit parking.

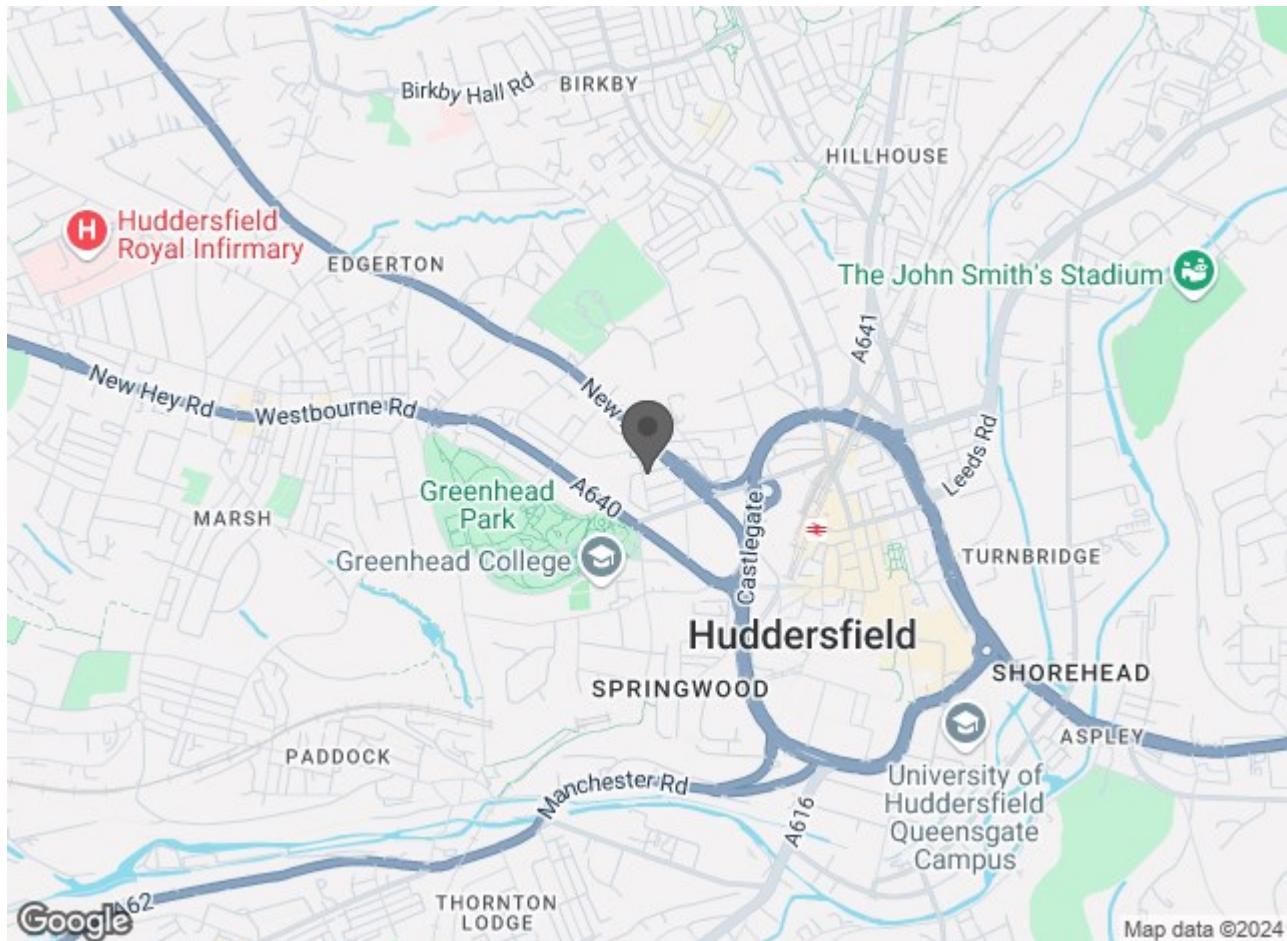


**Tenure**

We await further details in relation to the tenure of this property, 22.08.24

# Wentworth Street, Edgerton Huddersfield,

Directions



**Martin  
Thornton**  
ESTATE AGENTS

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