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**20/22 Kaffir Road, Edgerton**  
**Huddersfield,**

**Offers in the region of**  
**£800,000**

#### MARTIN THORNTON PLATINUM

Featured in the publication "Villas of Edgerton", Oakleigh is a most appealing, Grade II Listed, stone built semi-detached home, with accommodation arranged on four floors. It is particularly adaptable to purchasers own requirements. The lower ground floor could be made into a self-contained unit and comprises a large family/games room, a snug/study, gym/fitness room with sauna. It has its own external entrance, toilet and additional storage rooms offering potential. The ground floor has an entrance hallway, superb large living room, dining room and bespoke kitchen with integrated appliances, electric Aga and Quartz worktops, two bedrooms that could be additional reception rooms and a house bathroom. On the first floor, there are four bedrooms, one with an en suite, and a superb house bathroom incorporating a double shower cubicle. There is access via a secret bookcase to a partly converted terrace style room, with lantern roof. On the top floor, there are five further rooms, which could be utilised as bedrooms or living space. The property has two gas-fired central heating boilers, a mix of single and sealed unit glazing (our clients have refurbished the working mechanisms of the sash windows as well as sealed unit double glazing) and a security system, with CCTV. Externally, there are formal gardens and a large former coach house with a room above, which is now utilised as garaging. There is a covered gazebo, patio area, outdoor entertaining space with room for a hot tub, and a media style wall with speakers and provision for an outdoor TV.

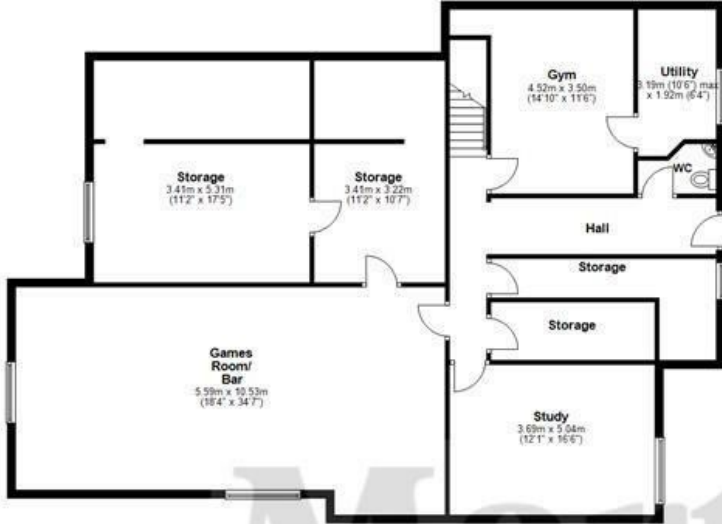
Only by an internal inspection can the accommodation, its size, character, features, and the setting that this home enjoys can be appreciated. It would be an ideal commuting base with the nearby train station, and has access to well-regarded schooling, the motorway network and hospital. Viewing is essential!

20/22 Kaffir Road, Edgerton  
Huddersfield,

Floorplan



Lower Ground Floor



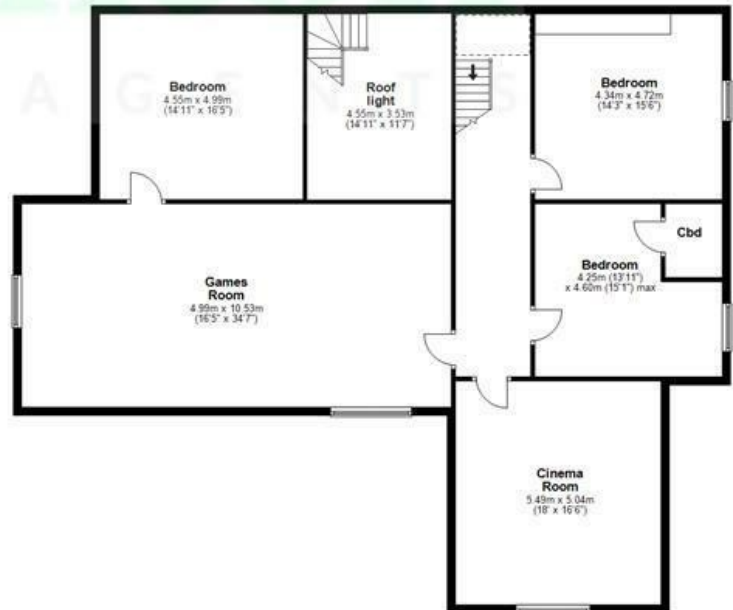
Ground Floor



First Floor



Second Floor



All Measurements are approximate and for display purposes only.  
Plan produced using Planific.

# 20/22 Kaffir Road, Edgerton Huddersfield,

## Details



### Entrance Vestibule

A beautiful high open canopy entrance with ornate stone pillars has courtesy lighting and, from here, a broad external timber entrance door with decorative opaque leaded glazed panels leads into the entrance vestibule. This has ornate joinery, concealed lighting and a black and white tiled floor. There is decorative friezework beneath the dado and twin timber leaded and glazed doors lead through into the hallway.

### Hallway

The impressive wide entrance hallway has a high ceiling, detailed internal joinery including deep skirting boards and ornate architraves. There is built-in book casing, plenty of space for further furniture, concealed lighting and two radiators. At the far end, a timber and opaque leaded door leads to a bathroom.



### Downstairs Bathroom

The bathroom suite incorporates a low-level WC, wide vanity unit with oval washbasin, whirlpool bath with hand-held shower attachment and separate shower cubicle. There is a fabulous cathedral style glazed roof, appropriate tiling and a heated towel radiator.

### Living Room

From the hallway, a door opens into the large living room, which is positioned at the front of the property. It has many features worthy of mention, particularly the deep cornice coving and ornate friezework to the ceiling. The room enjoys a dual aspect with large windows to the front and side elevations, with monkey tail handles, maximising natural lighting and overlooking the formal gardens. Standing upon a tiled hearth with surround is a glazed multi-fuel stove. There are also built-in low-level storage cupboards and drawers, along with a padded window seat, various wall light points, two radiators and two low-level fan heaters.



### Dining Room

This room has a fabulous porcelain tiled floor and bespoke cabinetry with illuminated display cabinets, twin wine coolers and granite worktops, which match the adjoining kitchen. A large formal dining table can easily be accommodated, as well as additional furniture. There is a double-glazed window, a stylish upright radiator and the high ceiling has ornate coving and a ceiling rose. An archway leads through to the kitchen.



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## Details



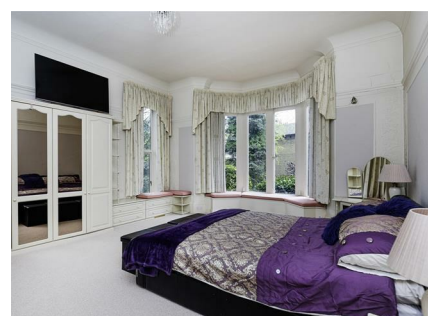
### Kitchen

This is the heart of the home and has been painstakingly designed, bespoke to our clients' exacting standards. There is a central island unit with a large Quartz worktop, beneath which is useful storage and a padded bench. There are extensive units to all four walls with Quartz worktops, a twin bowl Belfast style sink with grooved draining areas on either side and a central mixer tap. The room has a feature electric Aga to a unit with a splashback and filter hood, a secondary circular sink with a mixer tap and Kitchenaid matching ovens. There is also a larder style fridge and freezer and an integrated dishwasher. There are illuminated glazed display cabinets, a continuation of the porcelain tiled floor, beneath which is electric under floor heating, side windows and ceiling downlighting. Access can be gained to the lower ground floor.



### Ground Floor Bedroom

This large double bedroom is positioned at the front of the property and has a dual aspect, with a large walk-in bay window with a padded window seat and an additional side window. It has extensive fitted furniture with a dressing table, bedside drawers, wardrobes and cupboards. There is decorative friezework beneath the picture rail, two fan heaters beneath the window seat and a radiator. A concealed doorway leads through to an en suite.



### En Suite Shower Room

This room has a walk-in shower cubicle with a mosaic effect tiled interior and a wall-mounted shower fitting, a hand basin with storage cupboard below and a low-level WC with a concealed cistern. There are storage cupboards and cabinets, a large mirror, appropriate tiled surrounds, two side windows and a radiator.



### Ground Floor Bedroom 2

Also accessed from the hallway is a double bedroom with built-in furniture and a large window overlooking the side garden. This room, along with the other ground floor bedroom, could be used as reception rooms rather than bedrooms, depending on requirements. There is also a radiator.



### Lower Ground Floor

From the kitchen, a staircase leads down to the lower ground floor accommodation, which is particularly spacious and could easily become a self-contained unit, with the advantage of its own external door accessed from the driveway to the side of the property.

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## Details



### Hallway

The hallway has built-in storage cupboards with shelving, perfect for storing coats and shoes. There is a guest WC with a hand basin and a low-level WC.

### Storerooms

There are two useful storerooms, one of which may have been the coal cellar and the other a keeping/wine cellar.

### Home Gym/Sauna

This area would be perfect as a fitness room and has timber panelling and tiling to the walls, and provision for a wall-mounted TV. It also incorporates a sauna. There is a worktop, beneath which is space for appliances such as a washing machine and tumble dryer. A connecting door leads through to a useful storeroom with a stone sink, with a hot and cold water supply. This room also houses one of the two commercial sized central heating boilers.



### Games/Family/Entertainment Room

This room is one of the largest in the property and makes a perfect space for home entertainment, parties and family get-togethers. It has a built-in bar at one end, a timber fire surround with a coal effect fire and plenty of space for furniture. As a games room, it is perfect for housing a pool table or table tennis table. It has a dual aspect, with side and rear windows, along with three radiators and a timber and glazed door leading to another useful room with a stone flagged floor. This has also been used as an entertainment space and has a door leading to a useful cellar, providing handy extra storage space.



### Study/Home Office

This good-sized room is particularly versatile and could be utilised as a study/home office, gaming room or snug, etc. Buyers will have their own ideas for its use, should they wish to make this lower ground floor into a self-contained unit. It incorporates an electric fire and plenty of space for furniture. There is a window to the side and a radiator.



### First Floor Landing

From the entrance hallway, a staircase rises to the first floor landing, which has sensed lighting. Of particular note is the staircase that incorporates an oak handrail, newel post and spindles, continuing to the top floor accommodation. There is a large glazed panel with a top floor Velux window, allowing extra natural lighting, and oak balustrading above. There is detailed internal joinery with deep skirting boards, decorative door architraves and ornate coving. There are also two radiators. A second staircase leads down to the entrance lobby and side door. This served as a separate entrance when the property was two separate homes in the past.



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## Details



### Bedroom

Positioned at the front of the property, above the living room, this large room is presented to a high standard. It has a dual aspect, with sash windows to the front and side elevations. There is a modern fire surround incorporating an electric fire. This room also has deep skirting boards, ornate cornice coving, various wall light points and three radiators. A connecting door leads to a further bedroom.



### Bedroom

This room can be accessed from the two larger ground floor bedrooms and buyers may see an opportunity to create a simply stunning master suite across the front of the property. This room could become a dressing room or en suite to one of the rooms. Again, it has ornate coving, deep skirting boards, a sash window to the front elevation and a radiator.



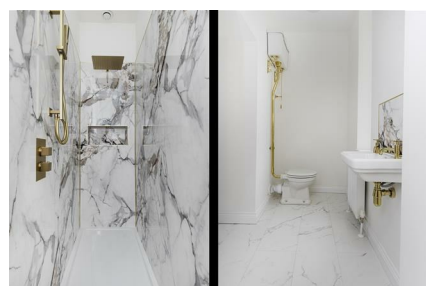
### Bedroom

This large double bedroom can be accessed from the landing and has a built-in wardrobe with storage cupboards above and plenty of space for further furniture. The feature ceiling has deep cornice coving and decorative friezework. A walk-in bay window overlooks the property's frontage and makes this room particularly light and bright. There are two radiators and access to an en suite.



### En Suite

This room houses a walk-in double shower with an overhead waterfall style shower fitting and a hand-held wall-mounted shower attachment. It has aqua board wall panelling and a recessed alcove for toiletries. There is a wall-mounted hand basin with a matching splashback and a high-flush WC, designed to be in keeping with the period nature of this home. The room is light and bright with front and side windows. There is also a radiator.



### Bedroom

This large double bedroom is positioned to the rear and side of the property. It has built-in double wardrobes with matching freestanding bedside cabinets a built-in dressing table/desk, a high ceiling with ornate cornice style coving and deep skirting boards. There is plenty of space for further furniture and two radiators.



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### House Bathroom

The large and well-appointed house bathroom is presented to a particularly high standard. It has a large double walk-in shower cubicle and an overhead waterfall style shower fitting, a hand-held shower attachment and an aqua boarded interior. There is a freestanding roll-top bath with claw & ball feet and a hand-held shower attachment and his & hers oval vanity units within a composite top, beneath which are shelved storage cupboards. There is also a low-level WC. The room has contrasting brick effect wall tiling, feature floor tiling and ceiling lighting. A window allows natural light from the side elevation.



### Secret Room

Accessed from the first floor landing via a concealed opening disguised as a bookcase/ shelving display, a staircase leads up to a partly completed room, ready for the next buyer to make into a space of their own choice. It has a Lantern style glazed roof which maximises natural light through automatic opening units, and feels like a covered roof terrace. It could be a fabulous home office or reading room.



### Top Floor Landing

From the landing, a staircase with an oak handle and spindles rises to the top floor landing, which has oak balustrading, a Velux window and a glazed panel within the floor allowing natural light to the level beneath. This top floor could become self-contained accommodation for extended family. There are five large rooms, all of which could be utilised as bedrooms.



### Bedroom

This double bedroom has plenty of space for freestanding or fitted furniture and a window at the far end. It also has a radiator.



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## Details



### Bedroom

This large double room is presented to a high standard with plenty of space for fitted or freestanding furniture, a window and a radiator. There is also a boiler room that houses the second of the commercial sized boilers, as well as the hot water system.



### Cinema Room/Bedroom

This large double room has most recently been used as a home cinema, with a retractable screen utilised with a projector. It has ceiling downlighting. It would make a very large bedroom and can accommodate a wealth of fitted or freestanding furniture. There is a sash window and a radiator.



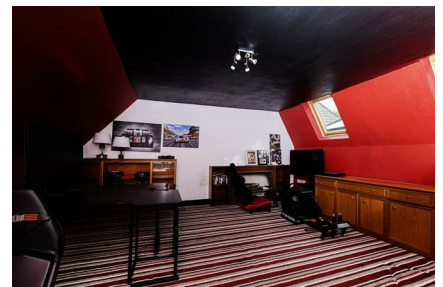
### Games Room

This is one of the largest top floor rooms and is huge, incorporating a sitting area and housing a full-sized snooker table. It enjoys a dual aspect with front and side windows and has three radiators. A connecting door leads to a further large room.



### Large Room

This room can only be accessed from the games room and has been utilised as a gaming room, but could equally be another entertainment room. It has twin Velux windows and two radiators.



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## Details



### External Details

Automatic gates between large heavy stone gateposts lead onto the wide gravelled driveway and gateposts bear the property's name of "Oakleigh". There is perimeter stone walling and the driveway provides parking and turning in front of the property. There are shaped lawns with mature beds and borders, screened by shrubs, trees and bushes. Wide stone steps with handrails on either side lead up to the canopied open entrance porch with feature stone pillars. There is garden lighting and the driveway continues around to the right-hand side, where the former Coach House with lodging above is now utilised as garaging. At the side of the garaging, there is an outdoor eating and entertaining area, space with coloured slate for a hot tub and a media style wall incorporating speakers and lighting. There is external power, space for an outdoor TV and an adjoining stone slated seating area with timber fencing. On the opposite side of the driveway, there is a composite decked barbecue/seating area with external twin power sockets and lighting within the composite decking. In front of the garaging, there is a cobbled sett driveway, stone flags and a covered gazebo with outside power and lighting. An external door leads to the lower ground floor accommodation, mentioned previously within the brochure.



### Garaging

The garage has twin timber doors and one has a staircase up to the first floor, which would have been the accommodation for the former coachman. The garages are interconnected by a lockable timber door and one has wall-mounted electric heaters. Both garages have power and lighting. The left-hand garage has access via a trapdoor to a useful storage area beneath.



### Tenure

The vendor informs us that the property is leasehold and we await further information.



# 20/22 Kaffir Road, Edgerton Huddersfield,

Directions

