

## **Edgerton Cemetery Lodge, Cemetery Road, Edgerton, Huddersfield, West Yorkshire, HD1 5NF**

**Guide Price: £125,000 plus**

A rare opportunity to acquire a cemetery lodge, ready for refurbishment to fulfil its fantastic potential. This grade II-listed property is an attractive, semi-detached building last used as office premises and now sold with vacant possession. Works have been undertaken on the property since 2020, including fitting of new floors and windows, as well as repairs to the roof; the property has been taken back to brick and requires comprehensive refurbishment, including connecting to the utilities, as a result. Once renovated, this property may be suitable for a number of uses (STP) including continued use as office premises or alternatively as a dwelling. Buyers must note that the property currently has no formal parking arrangements and is sold only with pedestrian access rights. The property is situated adjacent to the entrance gates to Edgerton Cemetery and opposite Huddersfield Tennis & Squash Club, fronting Cemetery Road, which is accessed directly from New North Road (A629). The A629 leads to Huddersfield town centre, approximately 1 mile to the east, which offers a range of national brands and amenities.



To be sold by online auction by BTG Eddisons Property Auctions. Bidding opens Tuesday 24<sup>th</sup> March 2026 10:00 a.m.

For further information, please contact BTG Eddisons on 0345 6462288 or view the property on their website [Edgerton Cemetery Lodge - BTG Eddisons Property Auctions information](#)