Peter David Properties Ltd

Residential Sales and Lettings

34 Clifton Road

Marsh, Huddersfield, HD1 4LL

Offers over £200,000

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Ground Floor -

Entrance Hallway
Enter this stunning property through a large, solid wood door into a welcoming entrance hallway showcasing an array of superb original features and high ceilings throughout. The hallway is tastefully decorated with wood paneling, a ceramic barrelled radiator and also boasts solid wood flooring, ornate cornices and a dado rail . Provides access to the living room, kitchen and dining room with stairs rising to the first floor.

Living Room
A light and spacious living room with a large PVCu window to the front aspect allowing plenty of natural light to flow in. The room features a wooden fireplace with a granite hearth housing an electric fire.

Dining Room
A tasteful dining room featuring solid wooden flooring and many original features such as decorative coving and built in shelving units which give this room a stylish finish. Benefiting from a marble fireplace with wooden surround with a open fire. PVCu window to the rear aspect.

Kitchen
A charming galley kitchen with tiled flooring, green matching wooden wall and base units, solid wooden worktops and tiled splash backs. Integrated appliances comprise of a FLAVEL range electric oven with five ring gas hob, an extractor fan, and a ceramic sink and drainer under a PVCu window to the rear aspect. There is also three freestanding space's for a fridge freezer, a dishwasher and one with plumbing for a washing machine.

First Floor -

Landing
A solid oak balustrade bannister with a brand new grey stair runner leads to a light and spacious landing. Provides access to all of the bedrooms and a house bathroom with a brand new grey carpet flowing throughout.

Master Bedroom
A generous master bedroom which boasts lots of character with original cornices, high ceilings and an original decorative fire surround. Benefiting from a vertical ceramic radiator and a large PVCu window to the front elevation.

Second Bedroom
A generously sized second double bedroom, with a decorative fire surround benefiting from a PVCu window overlooking the rear garden.

Third Bedroom
A single bedroom with a PVCu window to the front aspect.

House Bathroom
This stunning partially tiled house bathroom comprises of a luxurious freestanding cast iron roll top bath with a handheld shower head. The room features monochrome tiled flooring and comprises of a WC, a wash basin and a ceramic feature radiator. PVCu privacy window to the rear elevation.

Loft/Attic
The property benefits from an amazing loft space which could be utilized as a additional bedroom once renovated. With huge potential benefiting from ample space and a PVCu velux window.

Outhouse

This useful outhouse has been fully converted including electrics and heating and would make an ideal quiet office space, or an additional storage room.

Exterior

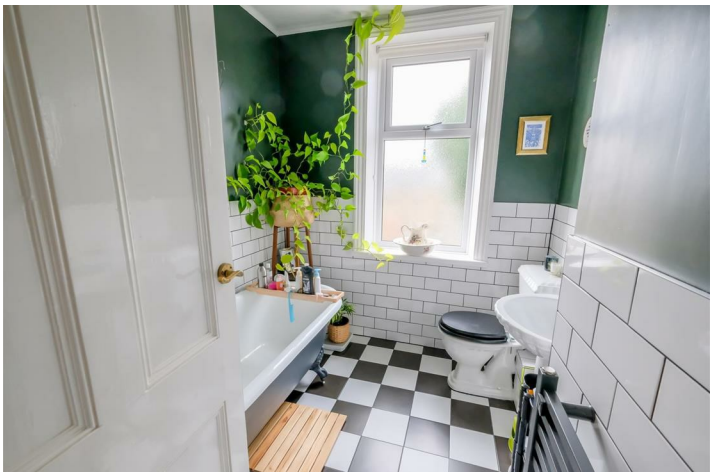
Externally the property benefits from a yard to the front which features an tarmacked pathway to the front door with surrounding mature shrubs. To the rear of the property is an enclosed paved garden featuring raised beds with manicured shrubs and perennial plants. Access to outhouse.

Mortgages

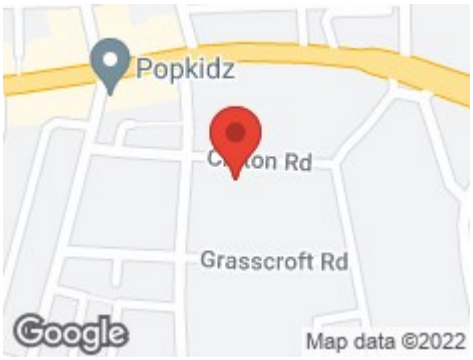
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



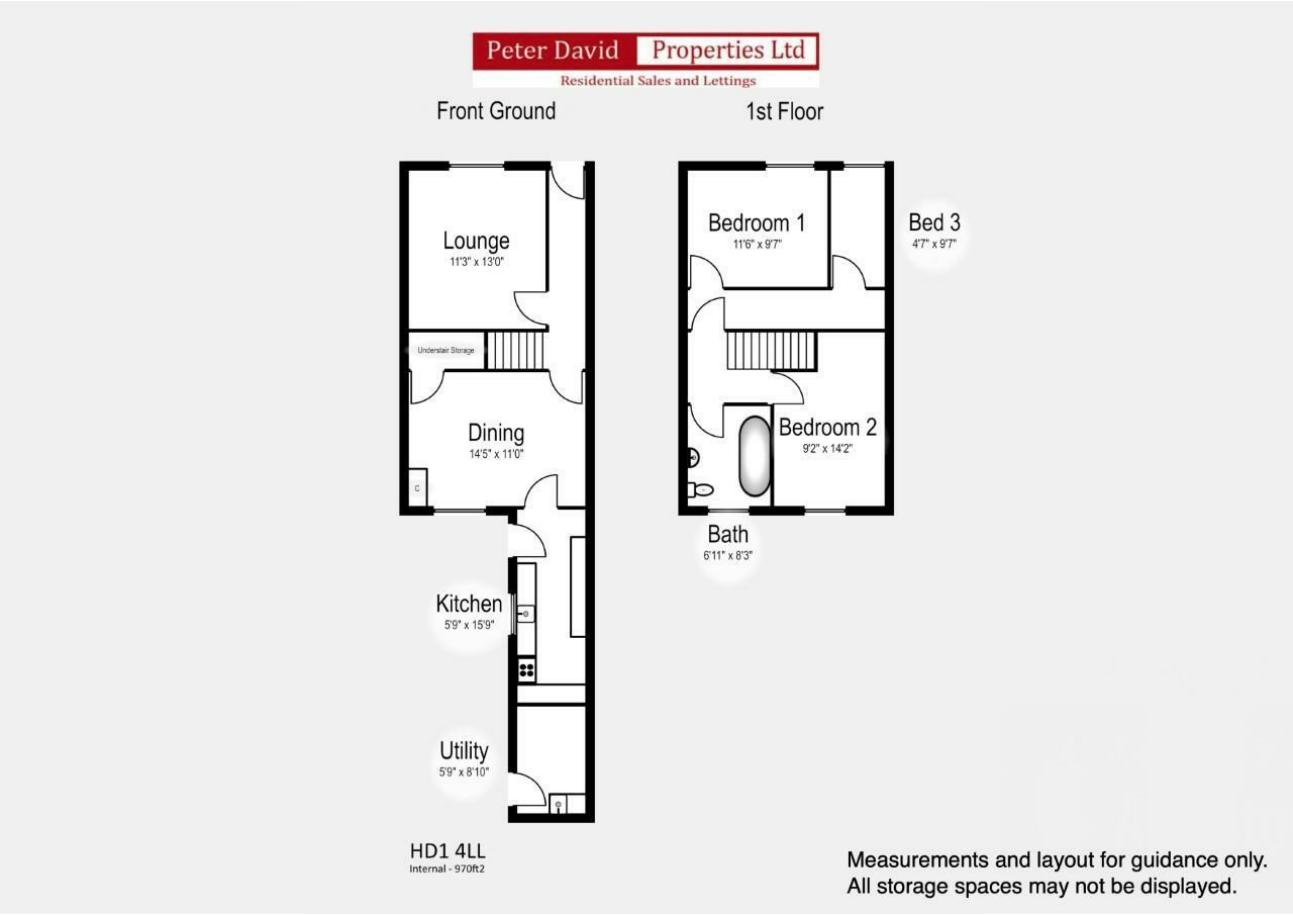
Road Map



Hybrid Map

Terrain Map

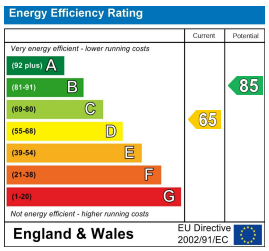
Floor Plan

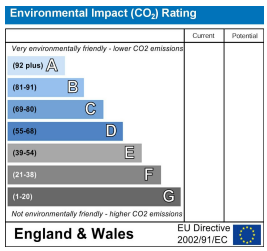


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk