



19 Adelphi Road

Marsh, Huddersfield, HD3 4BD

Offers in the region of £119,950



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Entrance Vestibule

Enter the property through the PVCu front door into an entrance vestibule with carpeted flooring. Carpeted stairs rise to the first floor and there is access through to the living room.

Living/Kitchen

An open plan kitchen/living room benefitting from a gas fire with a marble hearth and wood mantle. The kitchen has matching wall and base units, laminate worktops, tiled splash backs and a stainless steel sink and drainer under a PVCu privacy window to the side aspect. Integrated appliances comprise of; an electric oven, a gas hob and an extractor. There is space for a free standing fridge freezer. An internal door leads down to the cellar.

Cellar

Stone stairs lead to a spacious cellar benefitting from plumbing for a washing machine and electrics. This could make an ideal utility or storage room.

Landing

Carpeted stairs lead to first floor accommodation. Access to both bedrooms and the house bathroom.

Bedroom One

A spacious double bedroom to the front of the property. A large PVCu window to the front allows plenty of natural light.

Bedroom Two

A good sized second bedroom also to the front of the property with a PVCu window to the front aspect.

House Bathroom

A house bathroom set to the rear of the property with

laminated flooring. Briefly comprising of: A corner shower cubicle with sliding glass doors, A WC, a wash basin with vanity unit.

Exterior

To the front of the property is an enclosed front yard with flagged stones and a tarmac path to the front door.

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**

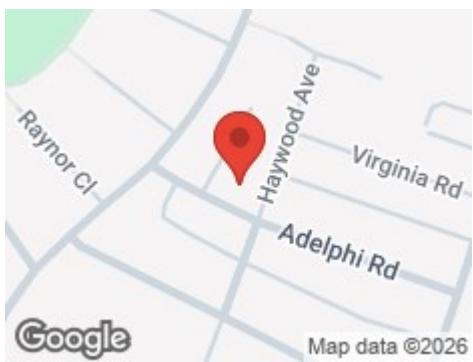
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Mortgages

We recommend Chris Terry at Naomi Financial, 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.



Road Map



Hybrid Map



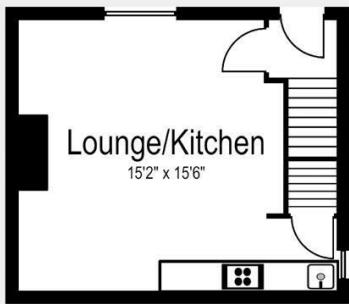
Terrain Map



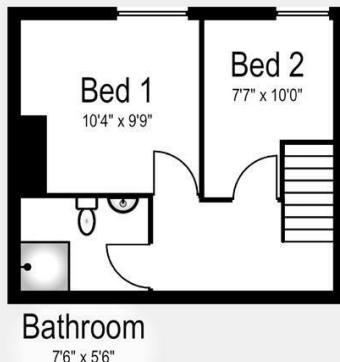
Floor Plan

Peter David Properties

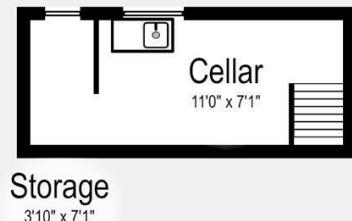
Front Ground



1st Floor



2nd Floor



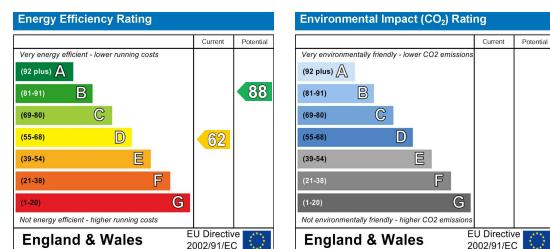
HD3 4BD
Internal - 683ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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.

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