Peter David Properties Ltd

Residential Sales and Lettings

33 Adelphi Road

Marsh, Huddersfield, HD3 4BB

Price guide £174,950

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Entrance Porch
Enter through a PVCu door into a useful spacious entrance porch. PVCu windows to front and side aspect with feature leaded windows.

Living Room
A characterful and spacious living room with solid handscraped oak wood flooring which flows throughout the ground floor accommodation. The focal point being a Portuguese limestone fire surround enclosing a gas fire on a black granite hearth. There is a large window to the front aspect allowing plenty of natural light. Double doors lead through to the kitchen/diner.

Kitchen/DIner
A modern and beautifully appointed kitchen/diner with matching wall and base units, laminate work-surfaces and tiled splash-backs. The kitchen comprises: a fridge, a freezer, a dishwasher and an inset stainless steel sink and drainer. Additionally there is space for a range cooker and ample space for a dining table. Access to both the cellar and first floor accommodation. PVCu window to the rear aspect.

Cellar
A good sized cellar giving a potential buyer the opportunity to create additional living space. Benefiting from lighting and electrics.

Landing
Stairs rise to the first floor accommodation from the rear of the property. A neutral carpet flows up the stairs and throughout the first floor accommodation. Providing access to all bedrooms and a house bathroom. There is a loft hatch to a partially boarded loft.

Master Bedroom
A generous master bedroom benefiting from high gloss fitted wardrobes and drawers. PVCu window to front elevation.

Bedroom Two
A second double bedroom with PVCu window to rear elevation.

Bedroom Three
A third bedroom with PVCu window to front elevation. This room would make an ideal office or single bedroom.

House Bathroom
A luxurious partially tiled house bathroom with natural stone Traventine tiles. Comprising: a WC, a hand basin and bath with overhead shower with glass screen. Benefiting from a chrome towel rail, extractor fan and a large storage cupboard. PVCu frosted window to rear elevation.

Exterior
Externally the property benefits from a large and enclosed private garden to the rear featuring a lawn and a patio area, perfect for entertaining. Additionally there are external steps from the rear garden to the cellar. To the front of the property there is a paved path which leads to the entrance porch and gravelled area with mature shrubs.

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

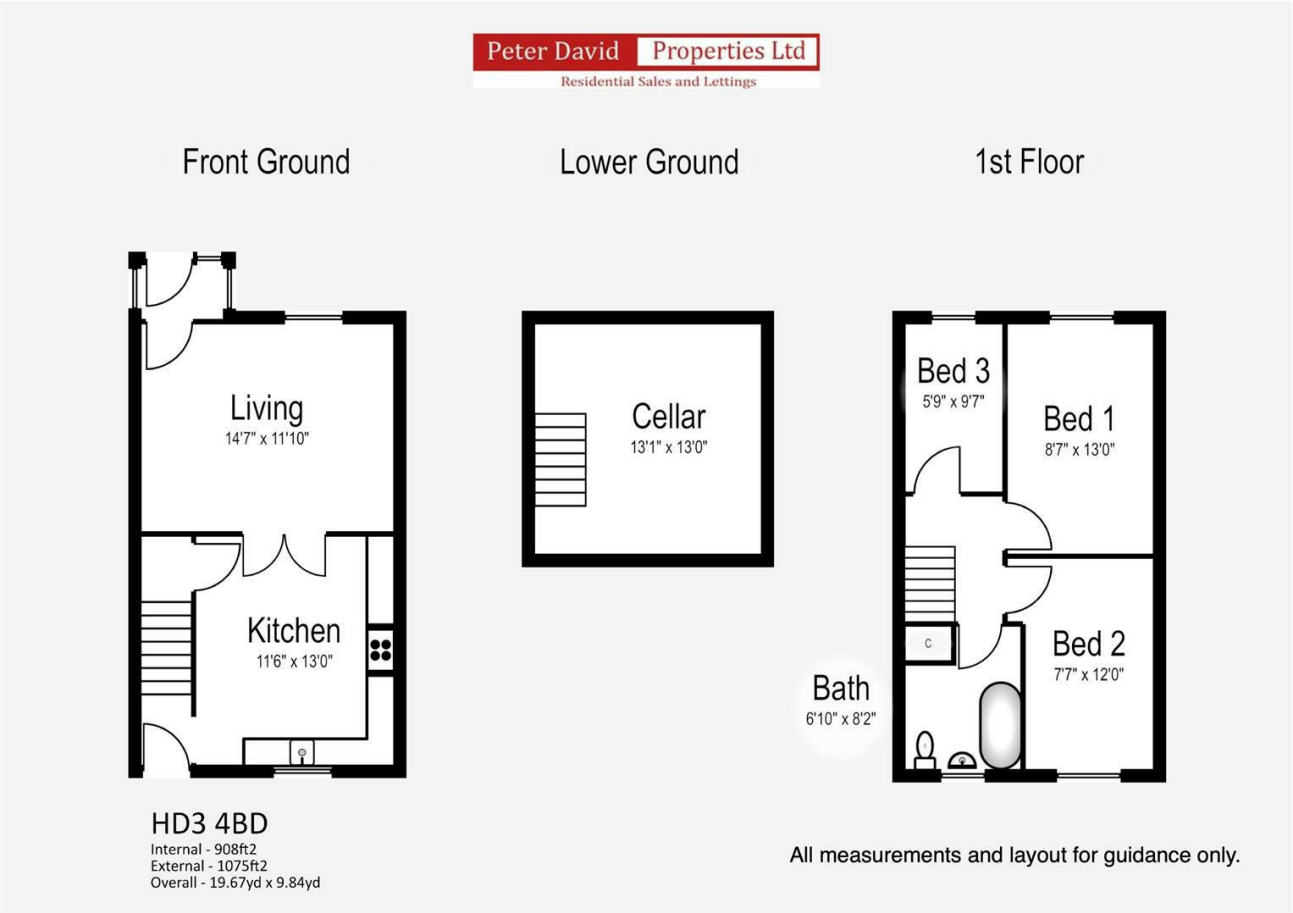
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

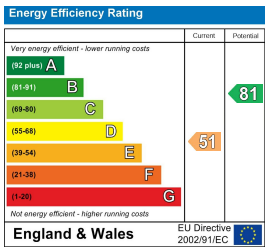
Floor Plan

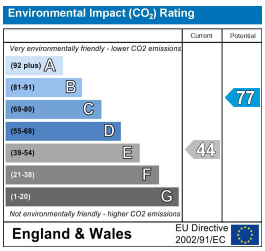


Viewing

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

Energy Efficiency Graph





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