Peter David Properties Ltd

Residential Sales and Lettings

# 1 Adelphi Road

Marsh, Huddersfield, HD3 4BD

**Offers in the region of £167,500**

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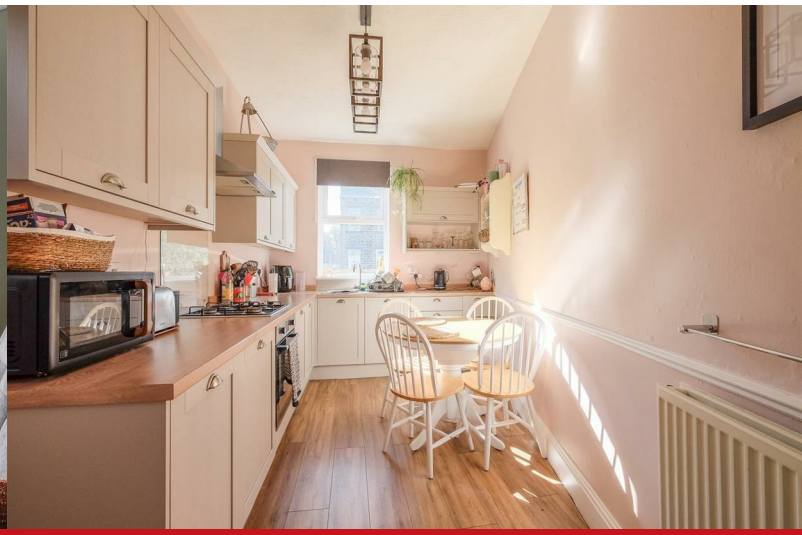

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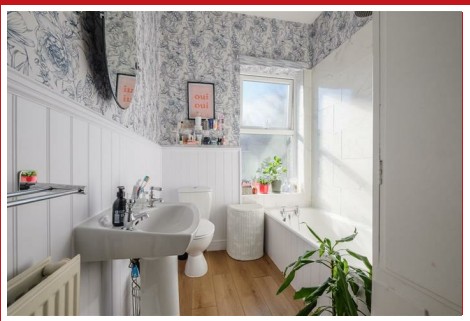
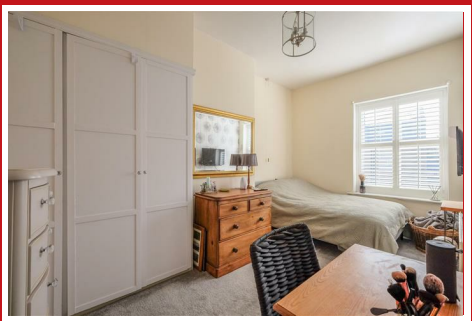



### Entrance Hallway
Enter the property through the PVCu front door into an entrance hallway with feature ceramic tiles to the floor. Carpeted stairs rise to the first floor and there is access through to the living room.

### Living Room
Step into the elegantly designed living room complemented by a cosy wood burning effect gas stove and useful shelving in the alcoves. Completing the ambiance is a neutral carpet underfoot, adding warmth and comfort to the room. PVCu window to the front aspect.

### Kitchen/Diner
A modern and beautifully appointed kitchen/diner with matching wall and base units, wood effect laminate work-surfaces and wood effect laminate flooring. The kitchen comprises: an oven, a gas hob, fridge, a freezer, and an inset stainless steel sink and drainer. Additionally there is ample space for a dining table. Access to both the cellar and utility room. PVCu window to the front aspect.

### Cellar
A useful cellar providing ample storage space.

### Utility
A useful utility room with an integrated washing machine under a woof effect laminate worktop. There wood effect laminate floor flows through from the kitchen and there is a PVCu window to the side aspect.

### Landing
A light and airy landing with a large PVCu window to the rear elevation allowing plenty of natural light. Access to both bedrooms and the house bathroom. There is a loft hatch.

### Bedroom One
A generous master bedroom benefiting from fitted wardrobes. PVCu window to front elevation.

### Bedroom Two
A second double bedroom benefiting from a walk in wardrobe. PVCu window to front elevation.

### Bathroom
A luxurious partially tiled house bathroom Comprising: a WC, a hand basin and bath with overhead shower with glass screen. Benefiting from an extractor fan and a large storage cupboard. PVCu frosted window to front elevation.

### Exterior
Externally the property features an enclosed garden to the front, there is a large patio area, timber surrounding fence and herbaceous borders. To the rear there is a large enclosed common ground.

### 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.

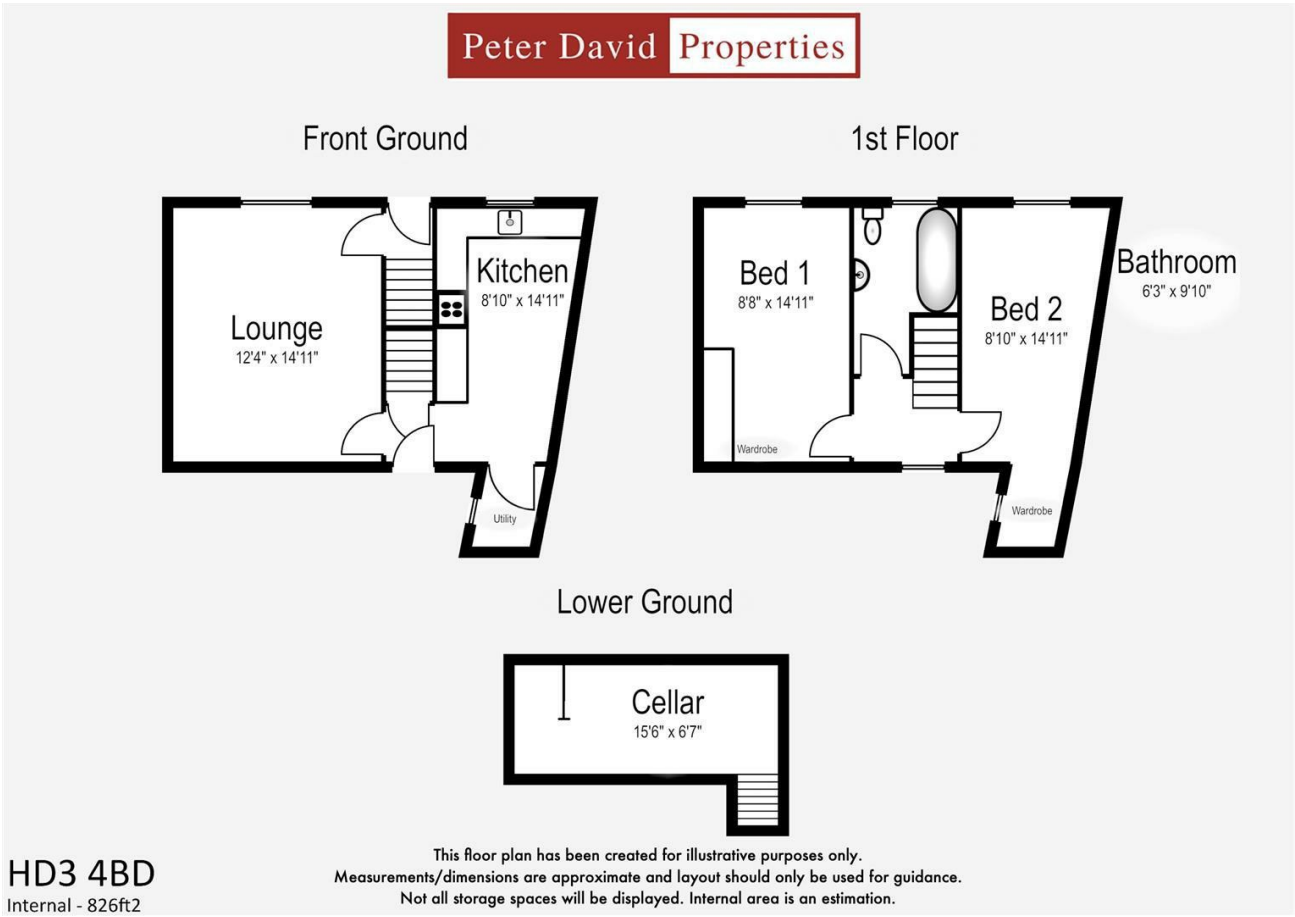
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Road Map

## Hybrid Map

## Terrain Map

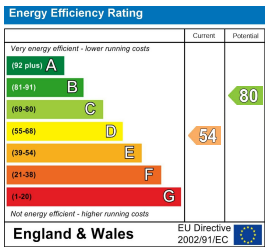
## Floor Plan

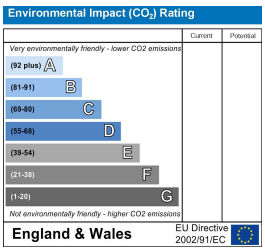



## Viewing

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.

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