



142 Eldon Road, Marsh, Huddersfield, HD1 4ND

£175,000

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NO UPPER CHAIN

Located in the sought-after residential area of Marsh, this beautifully presented two-bedroom mid-terrace property has been recently refurbished throughout, offering ready-to-move-into accommodation.

An ideal purchase for first-time buyers or investors alike, the property boasts a spacious and well-presented interior, further enhanced by the addition of a cellar providing useful extra storage space.

Externally, the property benefits from gardens to both the front and rear. The rear enjoys a pleasant open aspect overlooking the recreational park, while a tarmac hardstanding provides off-road parking.

The property is conveniently positioned for access to a wide range of local amenities, well-regarded schools, and excellent public transport links to Huddersfield town centre. It also offers easy access to the M62 motorway network, making it ideal for commuting to surrounding towns and cities.

Early viewing is highly recommended to fully appreciate the accommodation on offer.



GROUND FLOOR:

Entrance Vestibule

Accessed via a door leading into the entrance vestibule, which in turn provides access to the living room.

Living Room

13'10" max x 12'11" max (4.22m max x 3.94m max)

The focal point of the room is the wall mounted coal effect electric fire. There is a central heating radiator and a uPVC window to the front elevation.

Dining Area

7'9" x 10'3" max (2.36m x 3.12m max)

An open-plan room leading into the kitchen, featuring a central heating radiator, an external door to the rear garden, access to the cellar, and stairs rising to the first floor.

Kitchen Area

9'4" x 7'10" (2.84m x 2.39m)

Fitted with a range of wall, drawer and base units, complemented by laminate work surfaces,

incorporating a stainless steel sink and drainer with tiled splashbacks. There are twin uPVC double glazed windows to the rear elevation, along with an integral four-ring gas hob and oven, and space for a washing machine.

FIRST FLOOR:

Landing

Having access to the loft via a loft hatch.

Bedroom

12'11" x 11'4" (3.94m x 3.45m)

Having a useful storage cupboard, a central heating radiator and uPVC double glazed window to the front elevation.

Bedroom

10'5" x 8'0" (3.18m x 2.44m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.



Bathroom

A three piece suite comprising a low flush w.c, pedestal wash hand basin and a panelled bath with showerhead attachment. There is tiling to the splashbacks, a chrome heated towel rail, a useful storage cupboard, and a uPVC double glazed obscure window to the rear elevation.

LOWER GROUND FLOOR:

There are rooms located in the cellar which house the central heating boiler, a sink, external access to the rear and provide ample additional storage.

OUTSIDE

To the front of the property there is a pebbled area and a flagged pathway leading to the front door. To the rear there is a paved pathway, low maintenance garden with part wall part hedge boundaries, and a driveway providing off street parking.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Trinity Street (A640) continue to the roundabout at Gledholt continuing straight ahead onto Westbourne Road and take a left hand turning onto Eldon Road. After a short distance the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

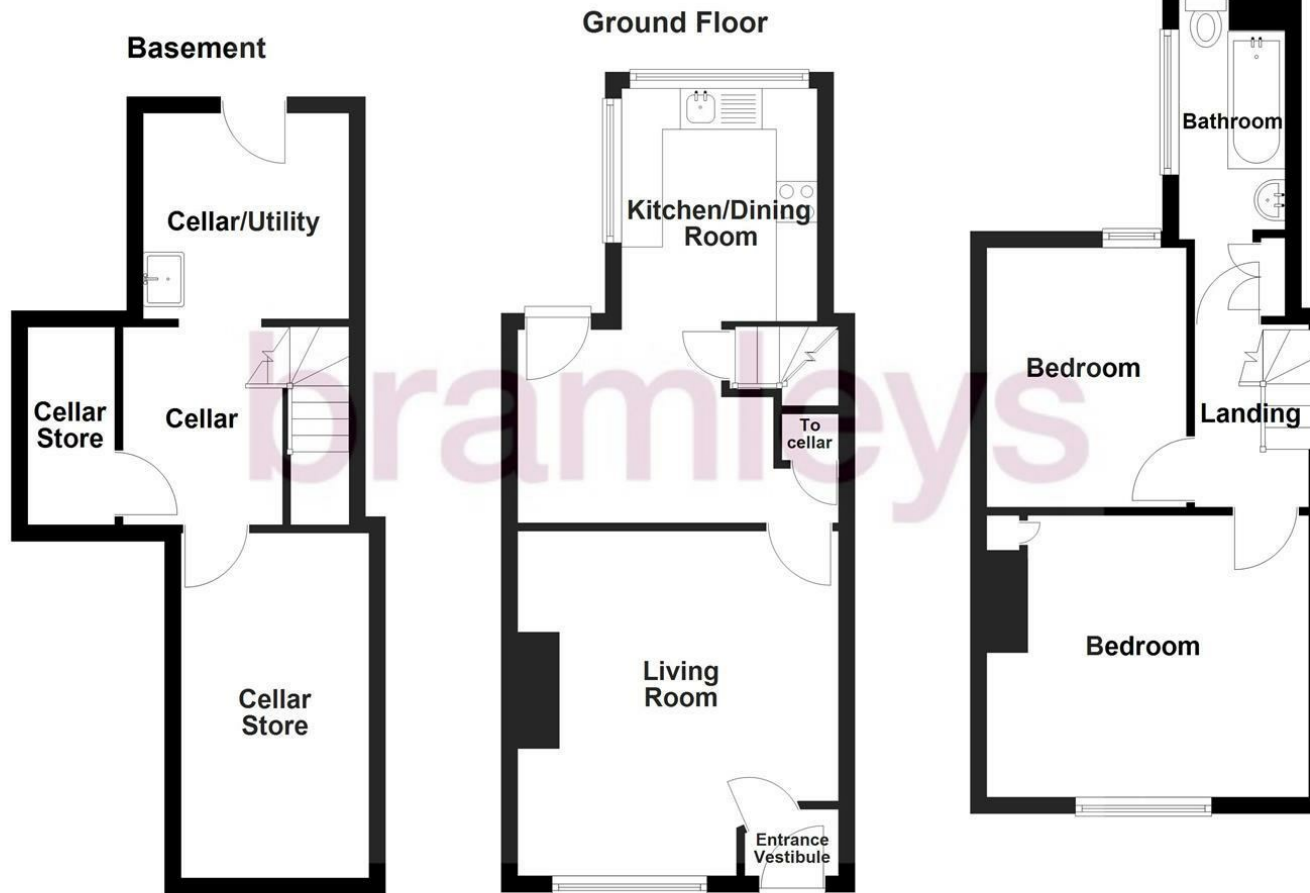
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	79
		EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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