



120 Eldon Road, Marsh, Huddersfield, HD1 4ND

£150,000

bramleys



This well maintained 2 bedroom stone built through terraced property is situated in the heart of Marsh convenient for a wide range of local amenities and easy access to Huddersfield town centre and M62 motorway network. Having a modern central heating boiler, uPVC double glazing and being enhanced by a conservatory to the rear which creates an ideal dining area. This property enjoys modern fittings throughout and has low maintenance gardens to the front and rear together with a detached single garage. Being convenient for a wide range of local amenities and for easy access to Huddersfield town centre, an early viewing is essential to appreciate the accommodation offered.

Energy Rating: D



GROUND FLOOR:

Lounge

13'10" x 12'9" max

The main focal point of the room is the pebble effect gas fireplace set into a complimentary surrounding hearth. There is a uPVC double glazed window to the front elevation and a central heating radiator.

Kitchen

10'2" x 8'0"

Fitted with a range of wall, drawer and base units with granite effect roll top work surfaces, tiled splash backs and an inset stainless steel sink with drainer and monobloc mixer tap. Appliances include an electric oven, a 4 ring gas hob and an overlying extractor hood. There is a uPVC double glazed window to the rear elevation, a door leading through to the conservatory and stairs elevating to the first floor.

Conservatory

5'11" x 7'6"

Fitted with uPVC double glazing including a door which leads out to the rear garden and a central heating radiator.

LOWER GROUND FLOOR:

Cellar

8'0 x 11'0 (2.44m x 3.35m)

This useful cellar houses the modern central heating boiler and has space and plumbing for a washing machine, space for a freezer and a uPVC double glazed window.

FIRST FLOOR:

Landing



Bedroom 1

12'9" max x 11'6"

Having a uPVC double glazed window to the front elevation, a central heating radiator and built-in wardrobes with sliding doors.

Bedroom 2

7'3" x 10'5"

Fitted with a uPVC double glazed window to the rear elevation which has a pleasant aspect overlooking the recreational ground and a central heating radiator.

Shower Room

Fitted with a 3 piece suite comprising of a low flush WC, floating wash hand basin and shower cubicle with electric shower attachment. There are tiled splash backs and an obscure glass uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front is a pebbled garden with paved pathway leading to the front door and a paved garden area to rear and a single detached garage.

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:

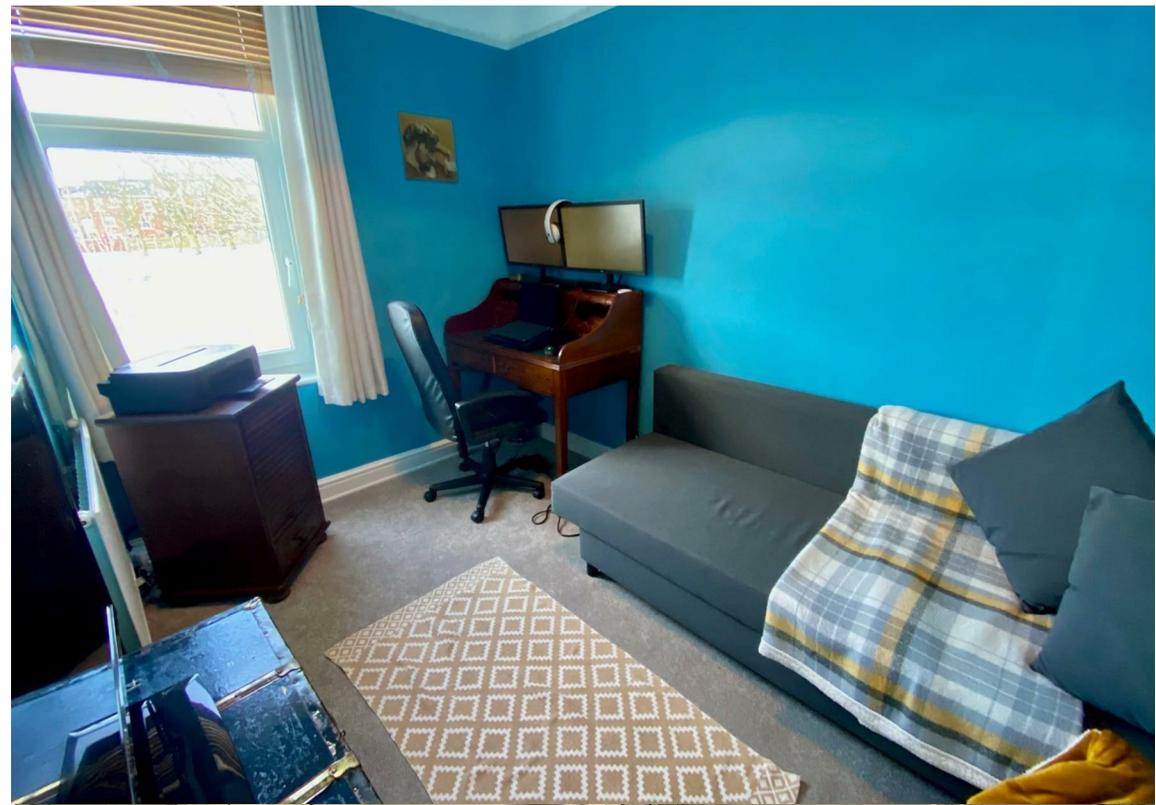
Leave Huddersfield via Trinity Street (A640) to the roundabout at Marsh. Continue to the main road and after a short distance Eldon Road will be round on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

A



MORTGAGES:

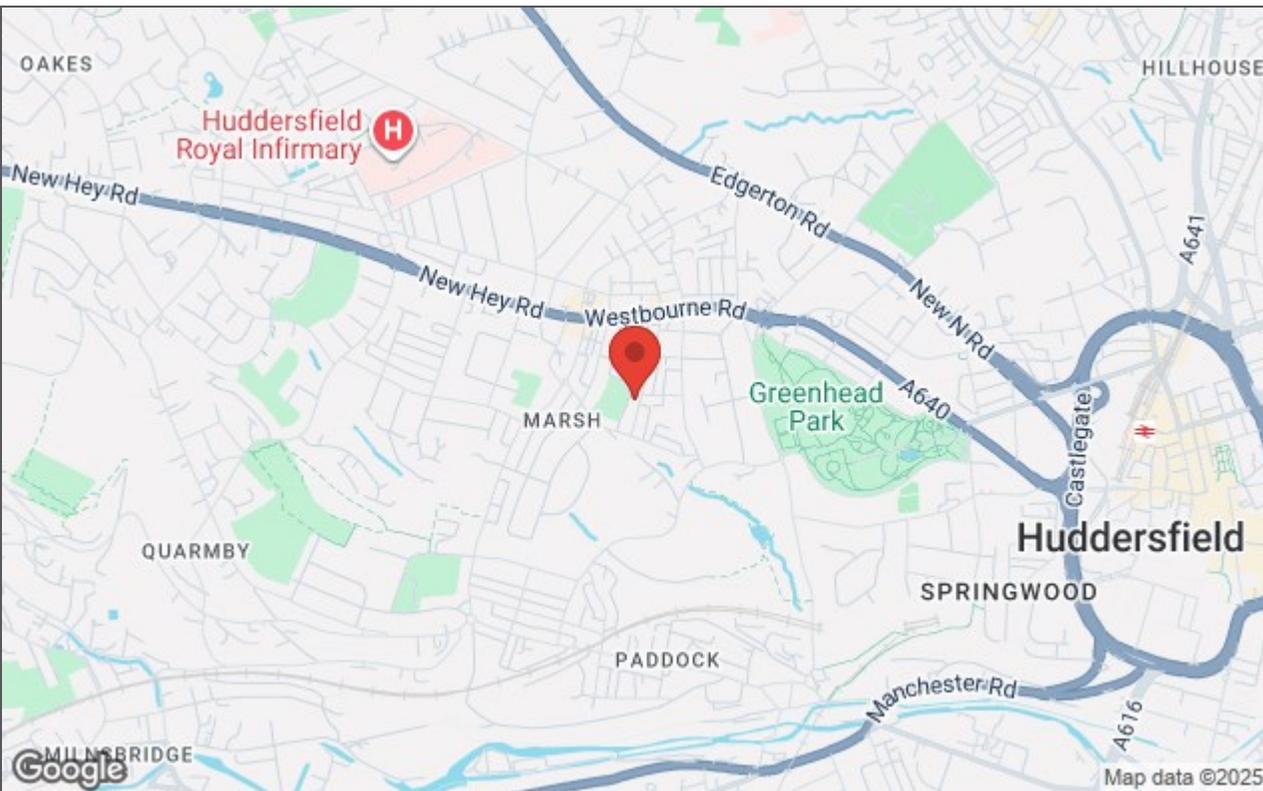
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

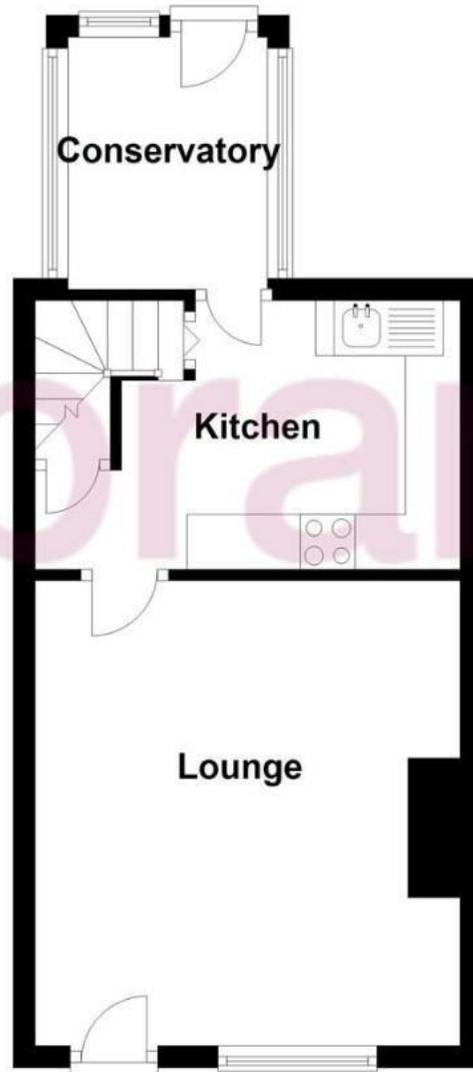
VIEWINGS:

Please call our office to book a viewing 01484 530361.

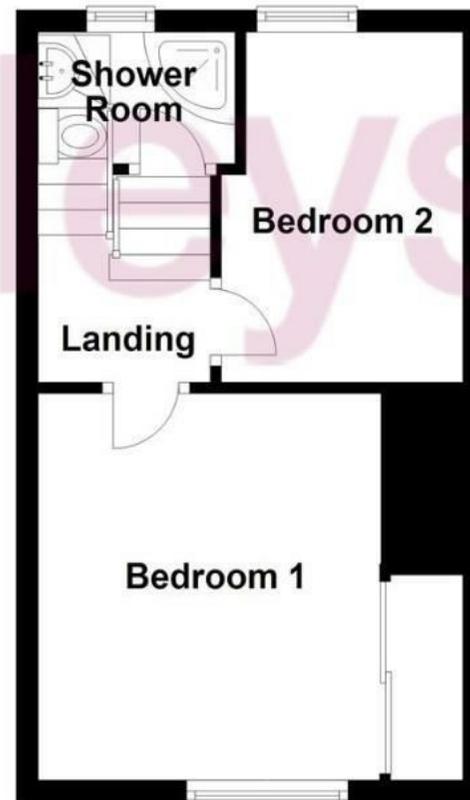


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



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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