



60 Eldon Road, Marsh, Huddersfield, HD1 4NE

£145,000

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This well presented 2 bedroom through terraced property, is located within the sought after area of Marsh and benefits from a two storey extension to the rear which creates a separate kitchen and second bedroom. Having gas fired central heating, uPVC double glazing and being ready to move straight into. The property would form an ideal purchase for the first time buyer or investor alike. Offered for sale with NO VENDOR CHAIN and extremely convenient for local amenities which are within walking distance, together with access to the M62 and Huddersfield town centre. The accommodation briefly comprises: entrance vestibule, lounge, separate kitchen and lower ground floor cellar, to the first floor there are 2 bedrooms and modern 3 piece bathroom.

Externally the property has gardens to front and rear.

Energy Rating: C



## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door gives access to the entrance hall which has a staircase rising to the first floor and a central heating radiator.

### Lounge

15'1" x 12'8" (4.60m x 3.86m)

This spacious reception room has a pebble effect electric fire with fireplace surround. There is also a uPVC double glazed window to the front elevation, central heating radiator and door which gives access to the lower ground floor.

### Kitchen

11'1" x 7'1" (3.38m x 2.16m)

Comprising a range of wall and base units with working surfaces over and tiled splash back, a 4 ring gas hob with overhead extractor hood and oven beneath, stainless steel sink with mixer tap, space and plumbing for a washing machine and space for a tall fridge freezer. There is also a uPVC double glazed window to the rear, central heating radiator and a uPVC stable door which gives access to the rear garden.



## LOWER GROUND FLOOR:

### Cellar

The cellar houses the central heating boiler and fuse box.

## FIRST FLOOR:

### Landing

The landing has an access hatch to the loft and timber doors lead to the bathroom and bedrooms.

### Bedroom 1

14'10" x 9'10" (4.52m x 3.00m)

This lovely light and airy double room has access to the loft via a hatch and is fitted with a central heating radiator and uPVC double glazed window.

### Bedroom 2

11'1" x 7'1" (3.38m x 2.16m)

Having fitted wall cupboards, a central heating radiator and a uPVC double glazed window.





## Bathroom

This modern suite has a bath with overhead rainfall shower and separate hand shower attachment, low flush WC and a vanity sink unit with storage beneath. There are complementary tiles to the floor and walls, a chrome ladder style radiator and a uPVC double glazed window.

## OUTSIDE:

To the front of the property there is a gravelled and paved buffer garden. A passageway to the side (shared with next door) leads to the rear. The rear garden is a good size with block paving with flower beds on the perimeter, a gravelled section and artificial grass. A timber garden shed provides storage.

## 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:

A

## MORTGAGES:

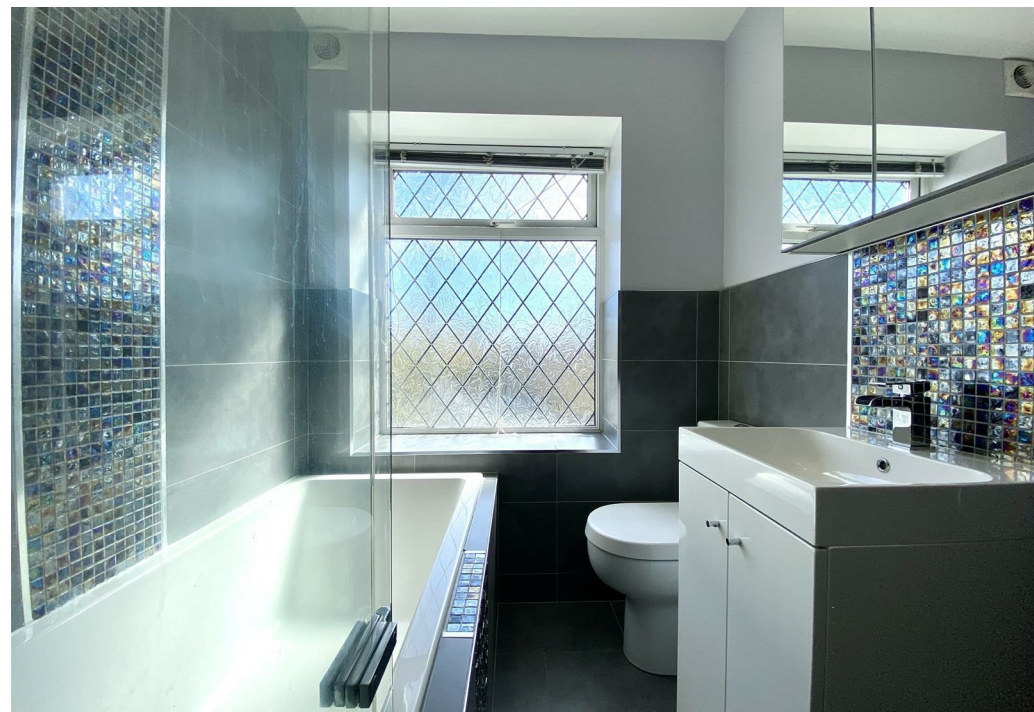
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

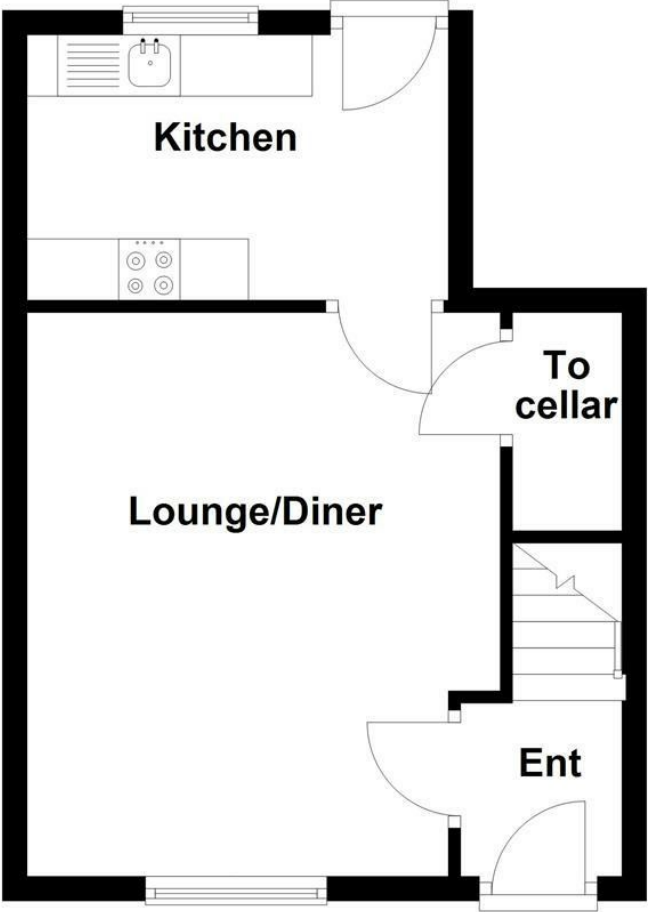




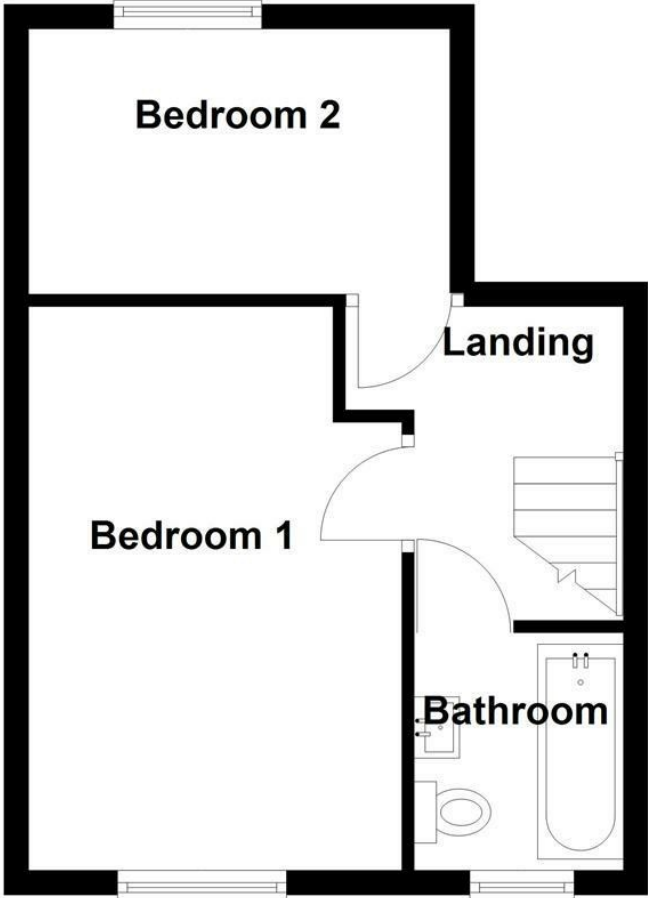




# Ground Floor



# First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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