

martin-thornton.com
01484 508000



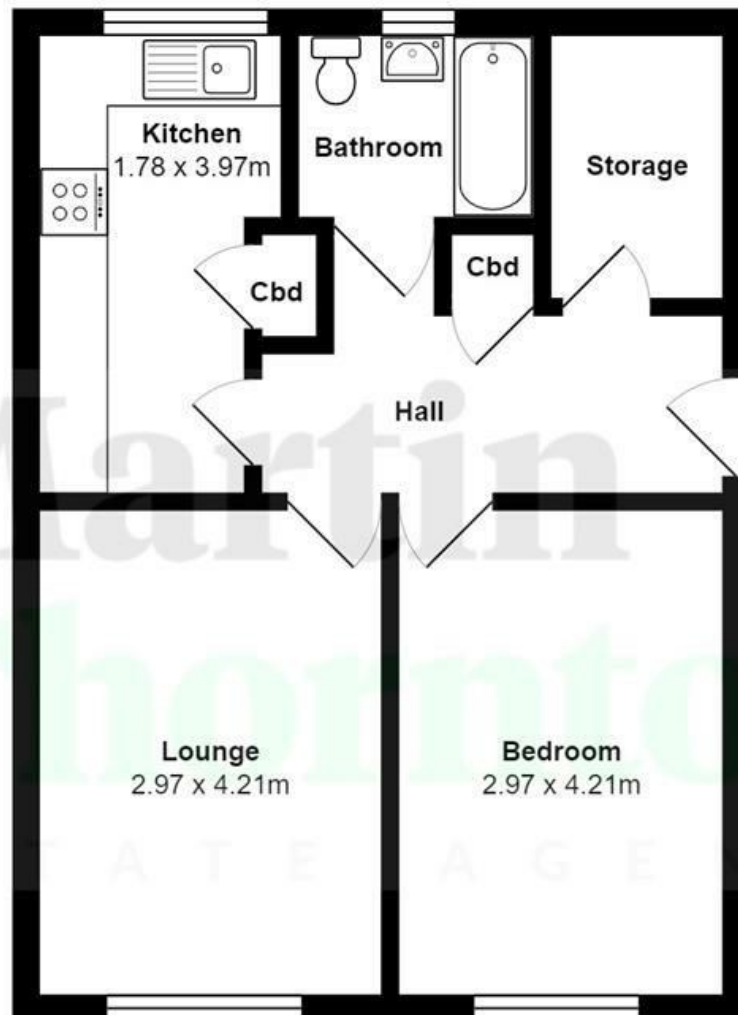
Eldon Road, Marsh Huddersfield,

Offers over £70,000

Located just off the centre of Marsh with ease of access to local amenities and public transport, midway between the town centre and Lindley, is this ground floor double bedroomed apartment. The property requires a programme of updating but would suit a variety of different buyers including those looking for a first home or a buy-to-let investment. Offered with vacant possession, the property has a gas-fired central heating system and uPVC double glazed windows. The accommodation comprises a communal entrance, hallway, living room, separate kitchen, large double bedroom and bathroom. Externally, the apartment overlooks communal gardens.

**Eldon Road, Marsh
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Eldon Road, Marsh Huddersfield,

Details



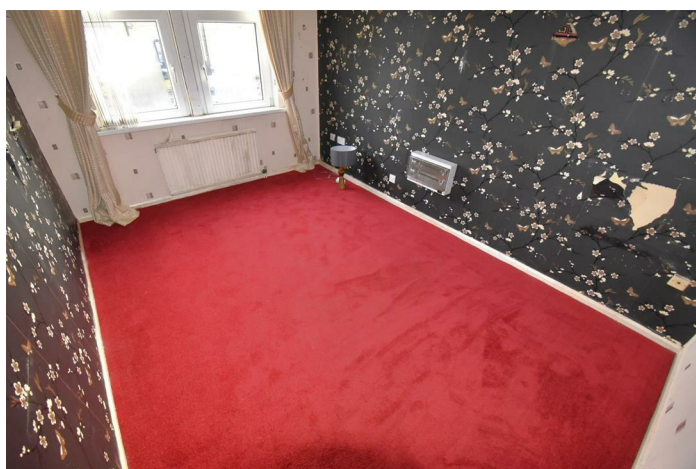
Communal Entrance

A communal entrance door gives access to the four apartments and a ground floor entrance door then gives access to number 40.

Hallway

This has a large storeroom which houses the boiler for the central heating system. There is a separate storage cupboard, ideal for shoes and coats, etc. The hallway has a radiator and gives access to all the rooms.

Living Room



This reception room is positioned at the front of the property and has a uPVC window and a radiator.

Bedroom



This large double bedroom is positioned at the front of the property and has a uPVC window and a radiator.

Kitchen



This room does require a makeover and has rear uPVC windows. At present, there are wall cupboards and base units, a stainless steel sink and space for freestanding appliances. There is plumbing for a washing machine and provision for a freestanding gas cooker. There is a built-in shelved pantry/store and beneath a worktop is a radiator.

Bathroom



Requiring updating, the bathroom has a three-piece suite comprising a bath, wall mounted hand basin and a low-level WC. There is a rear uPVC window and a radiator.

External Details

The apartment overlooks communal gardens.

Tenure

Eldon Road, Marsh Huddersfield,

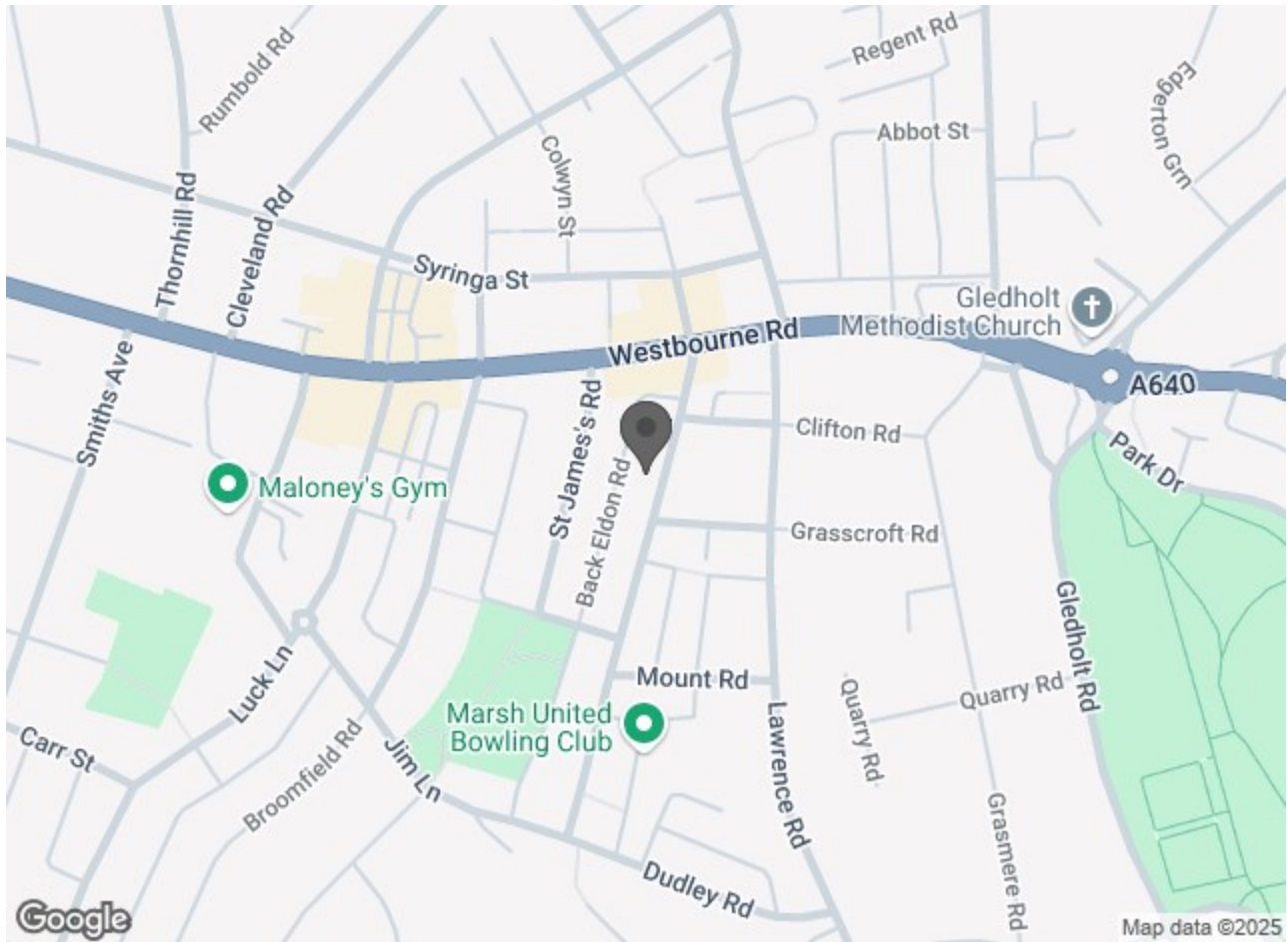
Details



The vendor has informed us the property is Leasehold, we await further information.

Eldon Road, Marsh Huddersfield,

Directions



Eldon Road, Marsh Huddersfield,

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 MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**