

43 Eldon Road, Huddersfield, HD1 4NE

£125,000

Offered FOR SALE with NO CHAIN is this TWO bedroom stone built back to back end terrace in the popular area of Marsh, Huddersfield. Accommodation comprises; Entrance lobby, lounge, kitchen and cellar. To the first floor; landing, two bedrooms, bathroom and w.c. Garden to front and on street parking. The property benefits from majority Upvc double glazing and gas central heating. Close to the amenities of Marsh, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

Ground Floor

Entrance Lobby



Upvc obscure double glazed door to front, radiator and staircase access to first floor. Door to lounge;

Lounge 14'7" max x 15'5" max (4.45 max x 4.7 max)



Radiator, Upvc double glazed window to front and picture rail. Hive room stat, cable point and telephone point. Inset to chimney breast with exposed stone and brick base. Door to kitchen;

Kitchen 6'6" max x 7'10" max (2 max x 2.4 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, space for under counter fridge, electric oven, four ring gas hob with extractor hood above. Laminate ceiling, spotlights and single glazed obscure window to side. Door to staircase access to lower ground floor;

Lower Ground Floor

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Cellar

Upvc obscure double glazed window to front, plumbing for washing machine and wall mounted 'Ideal' condensing combi boiler. Fusebox, electric meter and stop tap. Power and light.

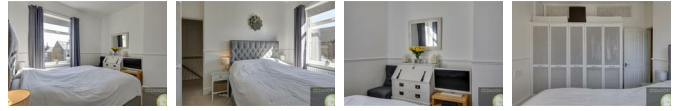
First Floor

Landing

Dado rail, loft hatch with drop down ladder. Loft is

fully boarded and has light. Doors to w.c. bathroom and bedrooms

Bedroom One 11'5" max x 11'11" max (3.5 max x 3.65 max)



Double bedroom with radiator, air vent and dado rail. Upvc double glazed window to front and fitted wardrobes.

Bedroom Two 8'2" x 9'10" (2.5 x 3)



Single bedroom with radiator and Upvc double glazed window to front. Fitted wardrobe and cupboards. Wood paneled walls and beam to ceiling.

Bathroom 3'9" x 11'11" (1.15 x 3.65)



Two piece suite comprising of pedestal wash basin and bath with glass shower screen and mixer shower. Laminate floor, extractor fan and part tiled walls. Heated towel radiator and frosted windows to let light in from bedroom one.

W.c. 2'11" x 7'0" (0.9 x 2.15)



Low flush w.c. extractor fan, laminate floor and wood paneled walls.

External



To the front is a pebbled and decked garden. Gas meter and outside tap.

Parking

On street parking

Tenure

We have been advised by the vendor that the property is leasehold.

Water

Water Rates

Energy Rating

D

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

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.

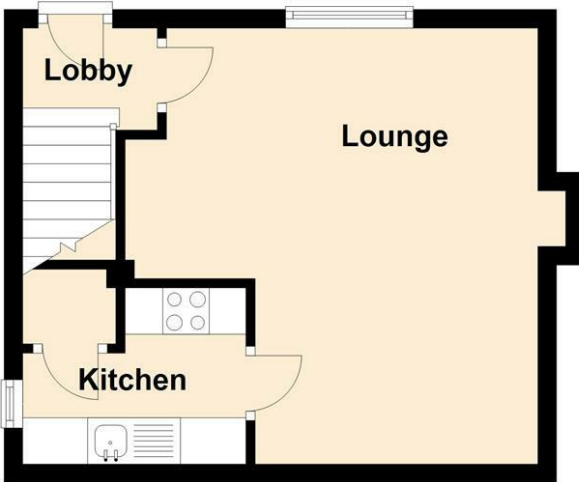
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

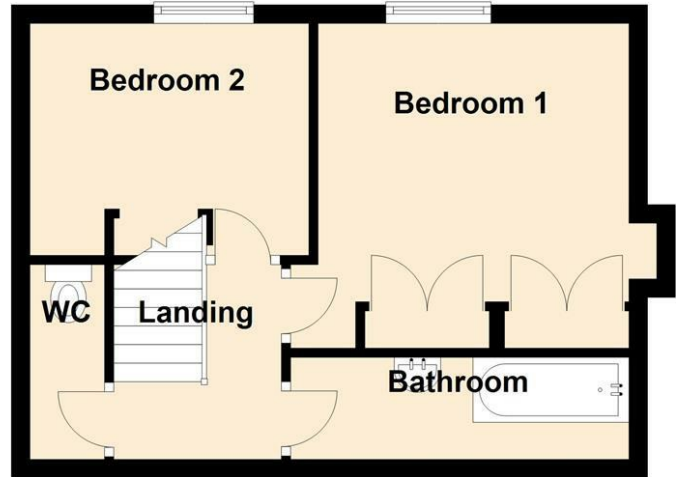
Ground Floor

Approx. 26.1 sq. metres (280.7 sq. feet)



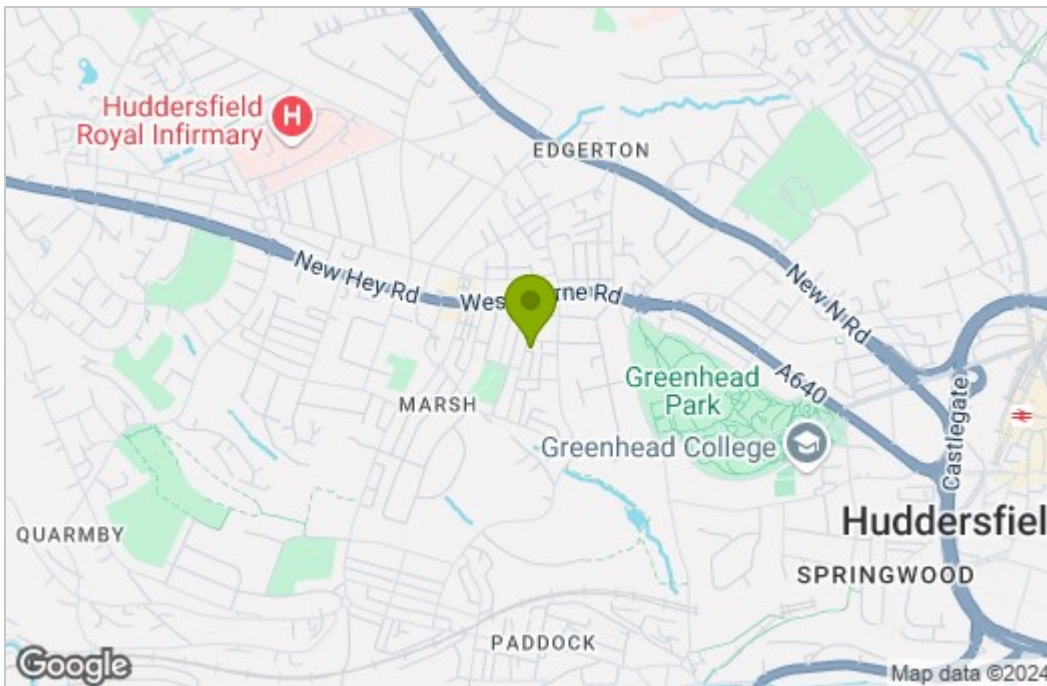
First Floor

Approx. 30.3 sq. metres (326.4 sq. feet)



Total area: approx. 56.4 sq. metres (607.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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