



## 40 Clifton Road

Marsh, Huddersfield, HD1 4LL

Offers in the region of £525,000



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#### Ground floor -

##### **Entrance Vestibule**

Enter this property via an impressive wooden door into the vestibule with tiled flooring and coir matting. A wooden door with glass panels to the side lead into the grand hallway.

##### **Hallway**

The hallway boasts a beautiful Victorian tiled floor, high ceilings and ornate cornices. Access to the living room, dining room and kitchen. Stairs rise to the first floor.

##### **Living Room**

To the front of the property is this large family living room with laminate flooring. A Victorian fireplace with tiles and wood surround takes pride of place. An accoya timber floor to ceiling bay window floods the room with light.

##### **Second Reception Room**

To the rear is a large second reception room, currently used as a dining room. A further feature fireplace takes centre stage. A floor to ceiling wooden window overlooks the rear garden.

##### **Kitchen**

A modern bespoke kitchen to the rear of the property with original tiled flooring, matching wall and base units and granite worktops. There is a freestanding inset ILVE range with a six ring gas hob, an integrated extractor, a dishwasher, a freezer, two fridge drawers, a washing machine and a double Belfast sink under a PVCu wood effect window overlooking the rear garden. A wooden door leads down to the cellar and a composite door leads out to the side of the property.

##### **Cellar**

A large useful cellar with electrics and lighting.

#### First Floor -

A wood and spindle balustrade up to the first floor landing with a feature stained glass window to the side aspect. Access to three bedrooms, WC and house bathroom.

##### **Bedroom One**

To the front is a large double bedroom with feature fireplace. Accoya timber window to front elevation.

##### **Bedroom Two**

To the rear a second large double bedroom. PVCu window to rear elevation.

##### **Bedroom Five**

A third double bedroom with an accoya timber window to front elevation.

##### **WC**

A modern partially tiled separate WC with laminate flooring. Comprising of: WC and wash basin. Benefitting from a ceramic towel rail and illuminating mirror. PVCu privacy window to side elevation

##### **House Bathroom**

A modern and spacious house bathroom with laminate flooring and underfloor heating. Comprising of: high flush WC, wash basin and a large walk in shower with acrylic splashback, rainhead shower, hand held shower attachment and free standing glass panel. Benefitting from a vertical radiator with mirror, illuminating mirror, ceramic towel rail and storage cupboards. Wood effect PVCu privacy mirror to rear elevation.

##### **Second Floor -**

Stairs rise to second floor. There are multiple cupboards providing ample storage space.

##### **Bedroom Three**

A third large double bedroom with feature fireplace and fitted wardrobes. PVCU window to front elevation.

## Bedroom Four

A fourth double bedroom to the rear with fitted wardrobes. PVCu window to rear aspect.

## Exterior

To the rear of the property is an enclosed garden with a paved patio area, a lawn and raised beds. To the front is a paved and tarmac pathway leading to the front door. To the side is a large raised bed, a tarmac and paved driveway (off road parking for three cars) leading to a detached garage with an EV charger

## Mortgages

We recommend Chris Terry at Naomi Financial, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Disclaimer

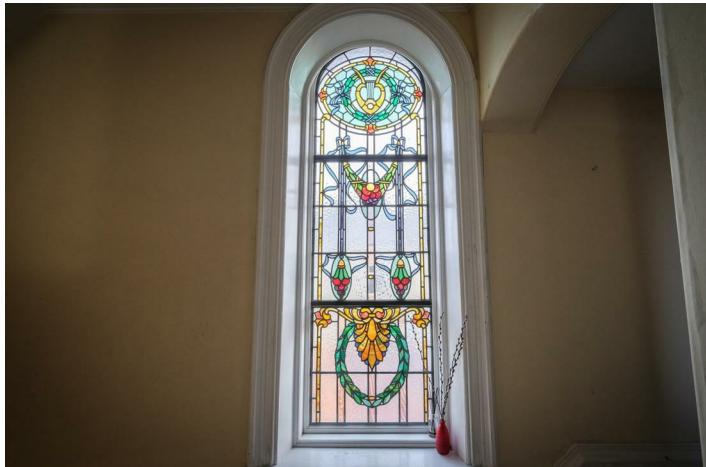
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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 PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



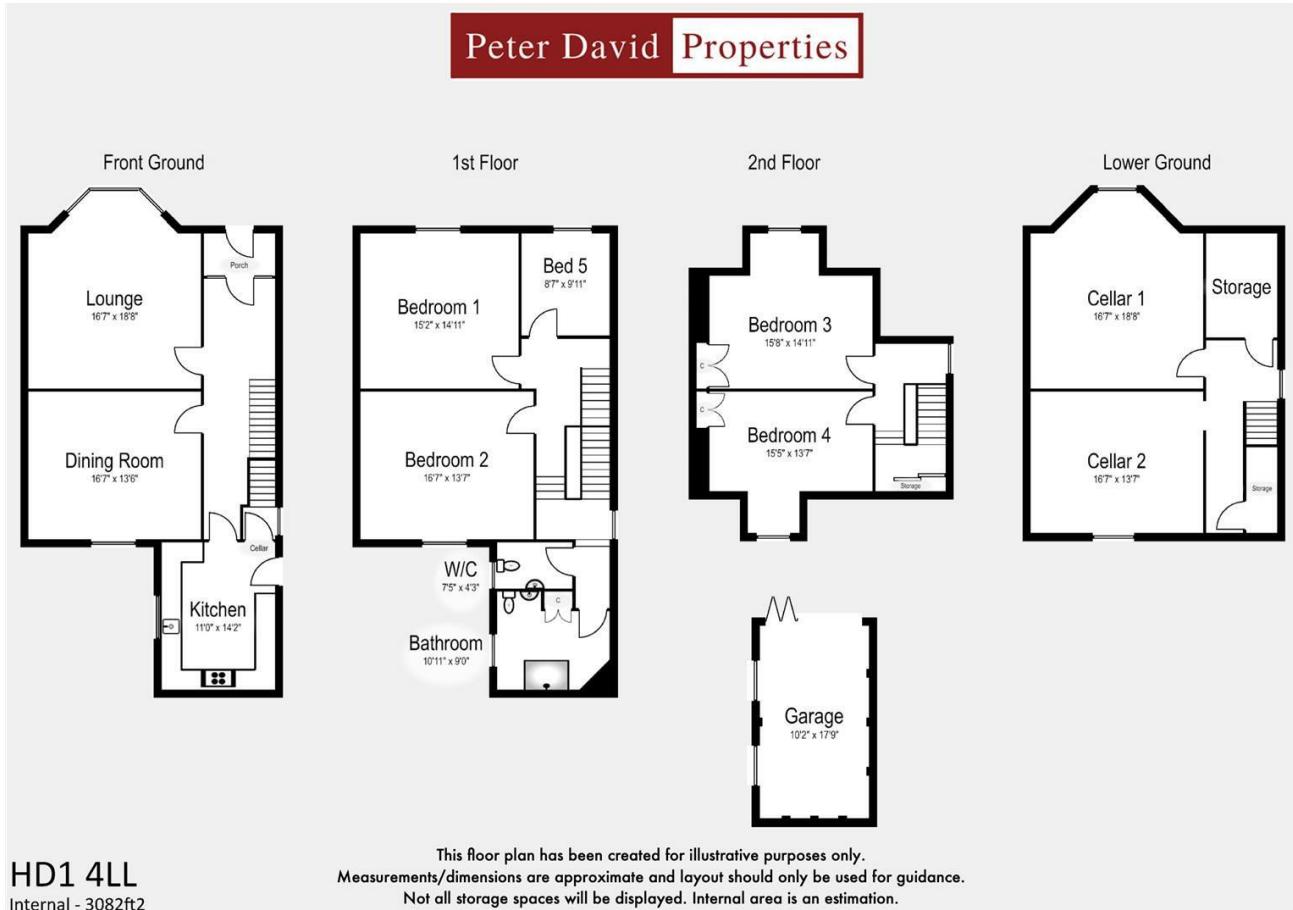
## Hybrid Map



## Terrain Map



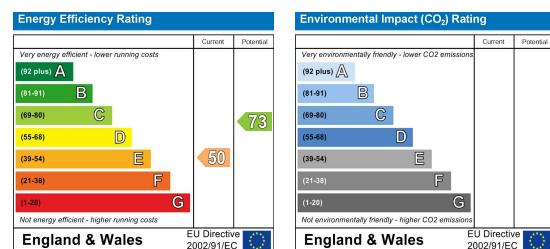
## Floor Plan



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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