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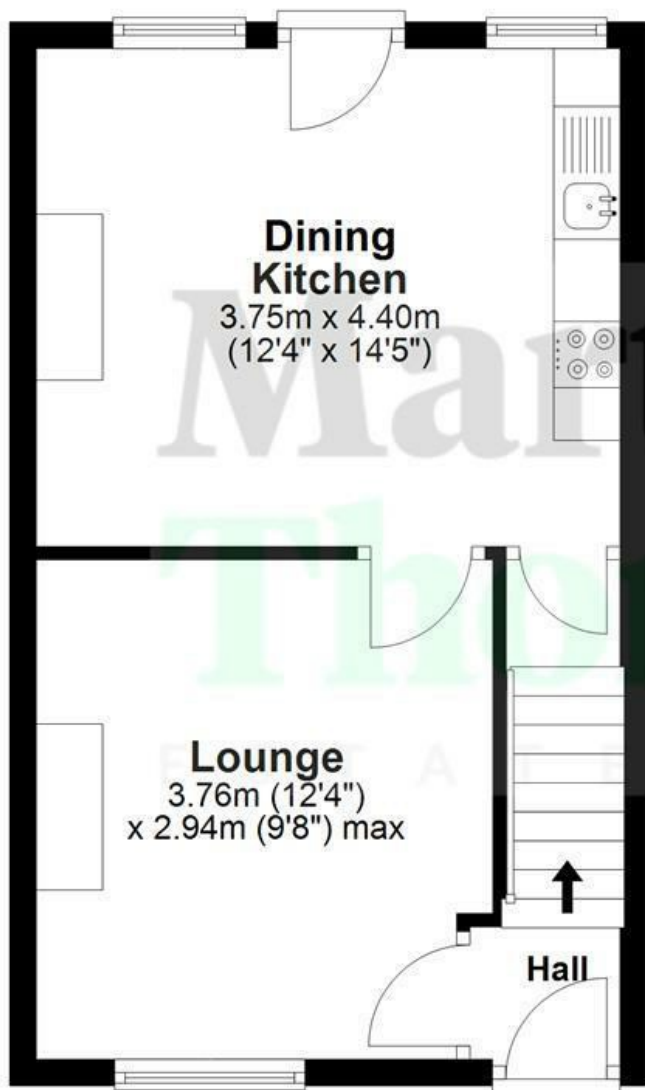
Adelphi Road, Marsh Huddersfield, Yorkshire

Offers over £160,000

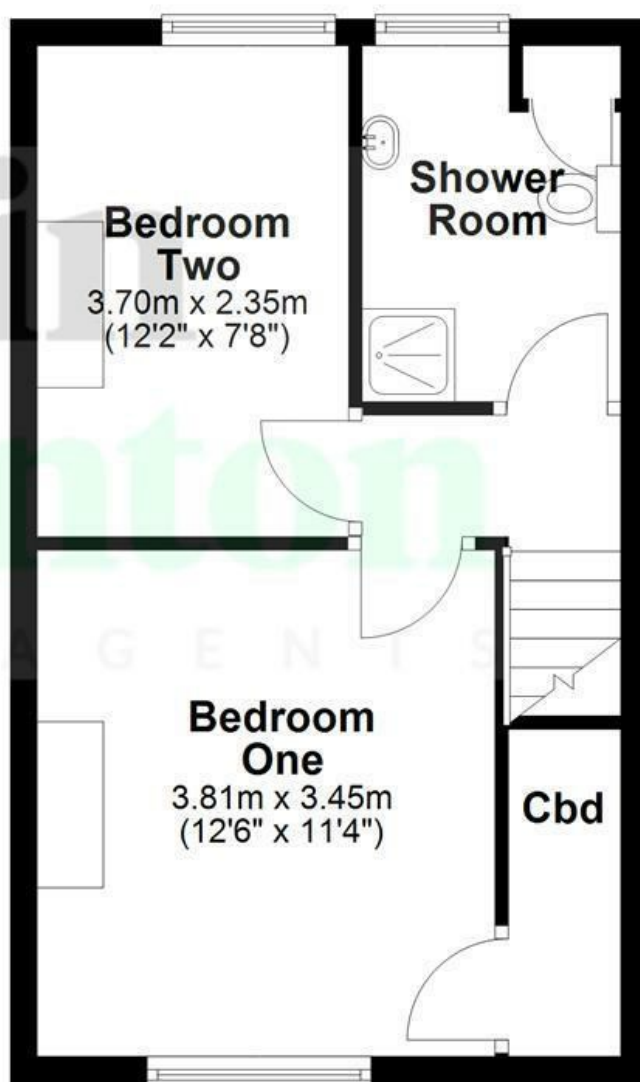
Conveniently situated midway between Marsh and Lindley, on a tree-lined road, this is a two double bedroom mid-terrace. It enjoys a southerly rear aspect and off-road parking. Local amenities are nearby, as is public transport and the hospital. The ground floor accommodation comprises an entrance lobby, living room, rear dining kitchen and access to a useful cellar. On the first floor are two double bedrooms and a large wet room style shower room, with ample space for a bath to be installed. The property has a gas-fired central heating system with a recently installed combi boiler and majority uPVC double-glazing. Externally, there are front and rear gardens, the rear garden with a southerly aspect. It would make an ideal first home, down-sizer or buy-to-let investment opportunity. This property is offered with the benefit of no chain involvement.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

Adelphi Road, Marsh Huddersfield, Yorkshire

Details



Entrance Lobby

An external timber door with decorative opaque glazed panels and a matching overlight give access to the entrance lobby. There is a wall mounted heater and a staircase rises to the first floor accommodation and a door leads into the living room.

Living Room

This reception room is positioned at the front of the property and has a uPVC window overlooking the garden. There is a gas fire to the chimney breast and a radiator. There is plenty of space for furniture and a door leads into the dining kitchen.



Dining Kitchen

This good-sized room is positioned at the rear of the property and is particularly light and bright, enjoying a southerly aspect. There are wall and base units, a stainless steel sink and plumbing for an automatic washing machine. The adjoining sitting area has a stylish fire surround incorporating a gas fire, there is also a radiator. An external uPVC door leads out into the garden and a single glazed window and a uPVC window overlooks the rear. Access can be gained to the cellar.



Cellar

The cellar provides additional handy storage space and has a stone keeping shelf.

First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing.

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Details



Bedroom One

This large double bedroom is positioned at the front of the property and has plenty of space for furniture. It has a uPVC window, a walk-in wardrobe and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property with a uPVC window, and a radiator. There is plenty of space for furniture.



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Details



Shower Room

This room has been redesigned and updated to form a wet room, with ample space for a bath to be installed if desired. The shower area has a wall-mounted electric shower with a curtain and rail. There is a pedestal wash hand basin and a low-level WC. A built-in storage cupboard houses the Vaillant boiler for the central heating system. There is an opaque uPVC window and a radiator.



External Details

In front of the property is a low-level perimeter wall with stone gateposts. The garden has been paved for ease of maintenance and is perfect for tubs, pots and planters. The rear garden is one of the main selling features, with a southerly aspect, making it a real sun trap. Again, it has been designed for ease of maintenance with gravelled and paved areas, perimeter fencing and timber gates leading to a parking area. The property has been re-roofed within the last 20 years. The neighbouring properties have built garages on their spaces, and there is a potential to convert the loft to a third bedroom.



Tenure

The vendor informs us that the property is leasehold please enquire for further information.

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Directions

