



Eldon Road, Huddersfield, HD1 4NE

welcome to

Eldon Road, Huddersfield

In highly sought-after Marsh, this well-presented and incredibly spacious home with off-road parking, a garage and a converted basement is ideal for those upsizing and looking to settle in a highly convenient location with bus routes, local shops and the M62 networks close-by.



Entrance Hall

Good sized entrance hall with laminate flooring, warmed by a central heating radiator.

Lounge

16' x 13' 9" into recess (4.88m x 4.19m into recess)
Fantastically spacious lounge which is modern and move in ready. Lots of natural light from a double glazed window to the front, warmed by a central heating radiator and a gas fireplace. Complete with contemporary laminate flooring.

Kitchen

12' 5" x 17' 3" (3.78m x 5.26m)
Extremely spacious kitchen with ample space for a dining table and chairs. Fitted with a range of base and wall units with laminate worktops. Modern integral appliances such as an electric oven, gas hob and microwave, plus an integral dishwasher. With space for fridge/freezer. Complete with wood flooring, and a double glazed window to the rear as well as an external door.

First Floor Landing

Modern landing which is well proportioned, with carpeted flooring.

Bedroom One

16' x 10' into recess (4.88m x 3.05m into recess)
Spacious and bright double bedroom with a double glazed window to the front. With carpeted flooring, warmed by a central heating radiator.

Bedroom Two

9' 10" x 10' (3.00m x 3.05m)
A well proportioned second double bedroom with a double glazed window to the rear. Warmed by a central heating radiator and fitted with carpeted flooring.

Bedroom Three

6' 10" x 10' 5" into doorway (2.08m x 3.17m into doorway)
Third bedroom makes the home ideal for those looking to upsize, or those looking for a home office.

Fitted with carpeted flooring and a double glazed window to the front, plus integral shelves above the bulk head. Warmed by a central heating radiator.

Bathroom

Good sized family bathroom with tile flooring, fitted with a bath and separate shower cubicle, sink and low flush WC unit, plus a heated towel rail. With a double glazed window to the rear.

Basement

The basement provides extra utility space for a washing machine and tumble dryer, as well as a converted basement bedroom.

Bedroom Four

13' 5" x 15' 3" (4.09m x 4.65m)
Fantastically spacious basement room which is bright and open with a double glazed window to the front. With tile flooring, the space is warmed by a central heating radiator plus underfloor heating. Extra storage into integral cupboards, the space is lit by contemporary ceiling spotlights.

External Front

Low maintenance front garden which is well kept, fully enclosed by stone walls.

Rear

To the rear of the property is a courtyard, fully enclosed by timber fence and walls. Complete with an outdoor tap.

Garage

Garage which is fully equipped with power and lighting, making it the ideal space for those looking to for a home office, workshop or gym conversion.



view this property online williamhbrown.co.uk/Property/HDF118008



welcome to

Eldon Road, Huddersfield

- ****GUIDE PRICE £180,000 - £190,000****
- Highly sought-after location
- Off-road parking and garage
- Ideal for those upsizing with a converted basement
- Close to M62 networks, with bus routes close by

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/HDF118008](https://www.williambrown.co.uk/Property/HDF118008)



Property Ref:
HDF118008 - 0006

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williambrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williambrown.co.uk](https://www.williambrown.co.uk)