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Eldon Road, Marsh Huddersfield, West Yorkshire

**Offers in the region of
£160,000**

Offered for sale with the advantage of no upper chain is this well-presented two bedroom terraced property with a generously sized additional basement room suitable for a work from home office/games room. It is ideally located within walking distance of Marsh, offering a wide range of local amenities. The property also benefits from excellent transport links, with the M62 motorway providing convenient access to Leeds and Manchester.

The accommodation comprises an entrance hall, living room, kitchen with integrated appliances and a versatile cellar room with potential for additional living space or a third bedroom/home office/gym. On the first floor, there are two generously sized bedrooms and a contemporary house bathroom.

The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, the property has a low-maintenance garden area at the front. At the rear, there is a low-maintenance garden, enjoying a desirable south-easterly aspect.

This is an excellent property for first time buyers, downsizers or investors seeking a well located home with flexible living accommodation.

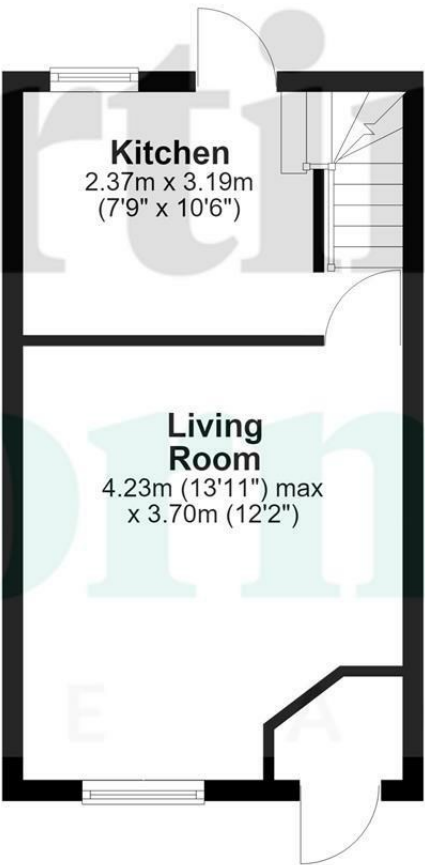
Eldon Road, Marsh
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Floorplan

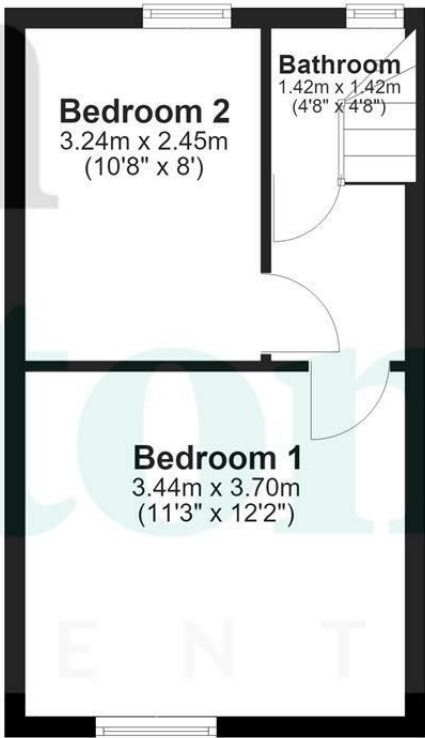


First Floor

Ground Floor



Second Floor



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Details



Entrance Hall

A composite door with double-glazed inserts and matching overlight opens to the entrance hall. This has decorative coving to the ceiling, a ceiling light point, hanging hooks, laminate flooring and a radiator. There is an alarm system and a timber door leading into the living room.

Living Room



This room has a continuation of the laminate flooring, a uPVC double-glazed window to the front elevation, a ceiling light point and a radiator. The focal point of the room is a marble hearth with a timber surround, home to a gas fire. A timber door leads through to the kitchen.

Kitchen



The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops, a one-and-a-half bowl stainless

steel sink unit and tiled effect surrounds. Integrated appliances comprise an oven and a four-ring gas hob with a filter hood over. There is space and plumbing for an automatic washing machine and space for a freestanding fridge freezer. The room has laminate flooring throughout, a ceiling light point and a radiator. A uPVC double-glazed window overlooks the rear garden and a uPVC door with double-glazed inserts gives access to the rear of the property. A timber door leads down to a useful cellar.

Cellar



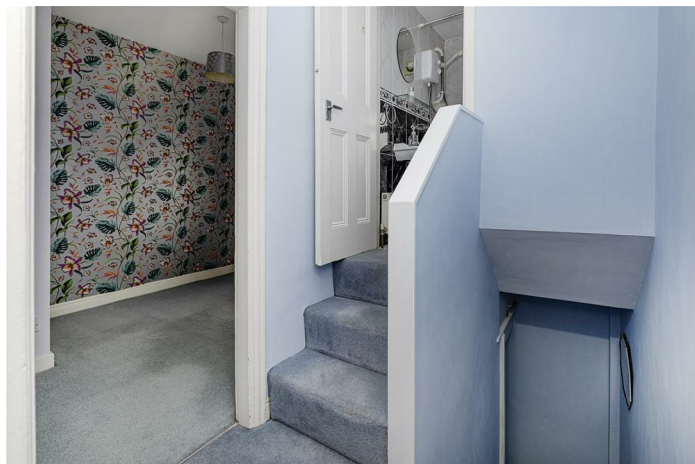
This area could be utilised as a work-from-home study or an additional bedroom, etc. It has a uPVC double-glazed window allowing natural light, ceiling downlighting and a radiator. This area is home to the Ideal central heating boiler. There is a useful under stairs storage cupboard, housing the electric fuse box.

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First Floor Landing



From the kitchen area, a staircase gives access to the first floor landing, where there is a ceiling light point and access to loft space.

Bedroom One



This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. There is a fitted wardrobe with a sliding mirrored door, hanging rails and shelving, along with a ceiling light point and a radiator.

Bedroom Two



This double bedroom has natural light from a uPVC double-glazed window and a useful storage cupboard. There is a central ceiling light point, a radiator and access to loft space via a pull-down ladder. The loft space is partially boarded and has a light.

House Bathroom



From the first floor landing, stairs lead up to the house bathroom, which has a low-level WC, a pedestal hand basin with twin taps and a tiled bath with an Aquatronic shower. There is vinyl style flooring, appropriate tiling to the walls, a ceiling light point, an extractor fan and a radiator. A uPVC double-glazed window allows natural light.

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External Details



At the front of the property, there is a low-maintenance garden with a wrought iron access gate and a flagged patio leading to the front door. There are shrubbery borders. At the rear, there is a flagged patio seating area, a lawn and mature shrubs, with fenced and walled borders. There is outdoor security lighting, a water point and a south-easterly aspect at the rear.

Tenure

The vendor informs us the property is freehold

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Directions

