

FREEHOLD



House - Mid Terrace (EPC Rating:)

68 ADELPHI ROAD, HUDDERSFIELD, WEST YORKSHIRE, HD3 4BB
Offers In The Region Of

£210,000



3 Bedroom House - Mid Terrace located in Huddersfield

68 ADELPHI ROAD, MARSH, HUDDERSFIELD, HD3 4BB

An appealing and spacious stone built and slated inner through terrace house, located in this popular and convenient residential area. The property offers 3 bedroomed accommodation with a generous floor area of approximately 980 sq.ft excluding the basement area. The property has gas fired central heating, upvc sealed unit double glazing and modern fittings. It is conveniently located for the local amenities in Marsh, including shops, schools and bus services. The property is within 2 miles of the Huddersfield town centre, and is accessible for the M62 motorway and the conurbations of Leeds, Manchester and West Yorkshire centres. It enjoys a southerly facing garden to the rear where there is a summer house and scope for off road car parking with vehicular access on the track to the rear. The accommodation comprises:-

GROUND FLOOR

Entrance hall (5 ft 10 inches x 12 ft 10 inches)

Radiator, ceiling covings, spindled balustrade, newel post, stairs to first floor, laminate flooring

Sitting room (12 ft 9 inches x 12 ft 11 inches)

Full description

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Inset fitted coal effect living flame gas fire, ceiling covings, radiator, window to front

Dining kitchen (19 ft x 12 ft)

Fitted coal effect gas fire, marble style hearth, radiator, laminate flooring, frieze rail, ceiling covings, fitted cupboards, drawers, wall units, 4 ring gas hob, built in electric oven, plumbing for automatic washing machine, part tiled walls, single drainer stainless steel sink unit, windows and access door to rear, louvre doors leading down to

BASEMENT

Keeping cellar plus former coal store

Housing the gas and electric meters plus a wall mounted BAXI Duo Tec gas central heating boiler

FIRST FLOOR

Landing

Radiator, spindled balustrading

Bedroom 1 (12 ft 6 inches x 13 ft)

Radiator, chimney breast, window to front

Bedroom 2 (12 ft 6 inches x 12 ft)

Range of fitted wardrobes with sliding mirror doors, chimney breast, radiator, southerly garden view to rear

Bedroom 3 (6 ft 6 inches x 7 ft)

Radiator, window to front

Bathroom (6 ft x 8 ft)

Modern white suite including circular washbasin with stand below, low flush wc, paneled bath with Jacuzzi, chrome shower attachment and shower fitting above, glazed screen door, vertical heated towel rail, ceramic tiled floor, fully tiled around the bath, obscure glazed window to rear

OUTSIDE

Graveled garden/forecourt to front with stone and brick walling, stone pillared entrance and pathway with steps to the front door.

Generous rear garden area enclosed with patio, lawn, planted borders, timber fencing, concrete paved path leading down to

Summer house (12 ft 6 inches x 14 ft 3 inches)

Block paved floor, power and lighting, windows to front and side, access door into storeroom

Former garage/timber and asbestos storeroom

In need of repair.

There is scope to have an off road parking or garage facility in the rear garden area. The garden has good depth and the boundary extends the full width of the track to the rear.

TENURE

Long leasehold for unexpired term of 999 year lease. Ground rent £10 per annum

SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors.

Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND



B

ENERGY BAND

DIRECTIONS

From Huddersfield proceed along the A640 New Hey Road via Trinity Street and Westbourne Road, through the village of Marsh before turning left into Wellfield Road after the left hand turning for Smiths Avenue. Proceed along Wellfield Road and take the second right turning into Adelphi Road. The property will be seen on the left hand side after a short distance.

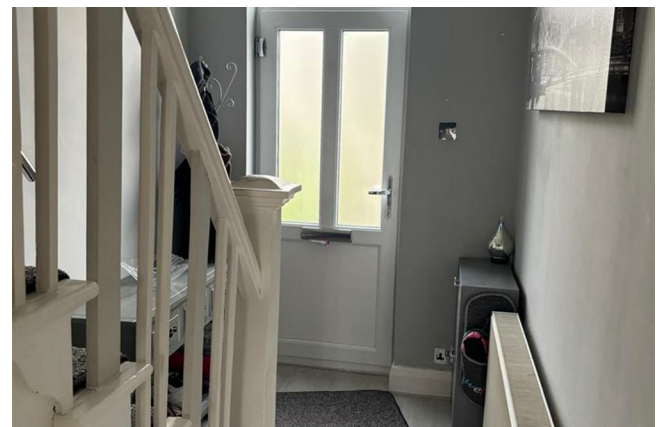
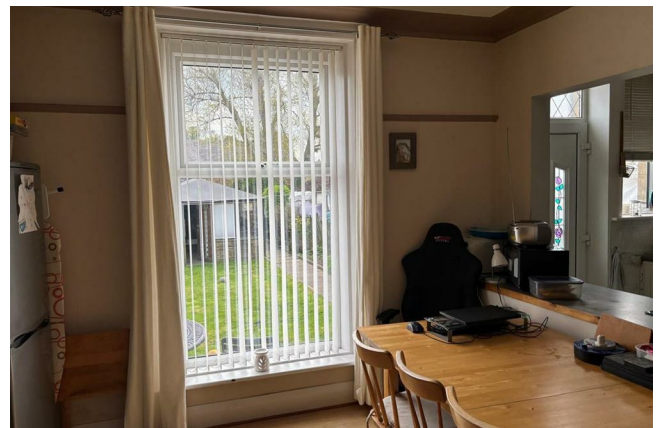
SOLICITORS

EXTRAS

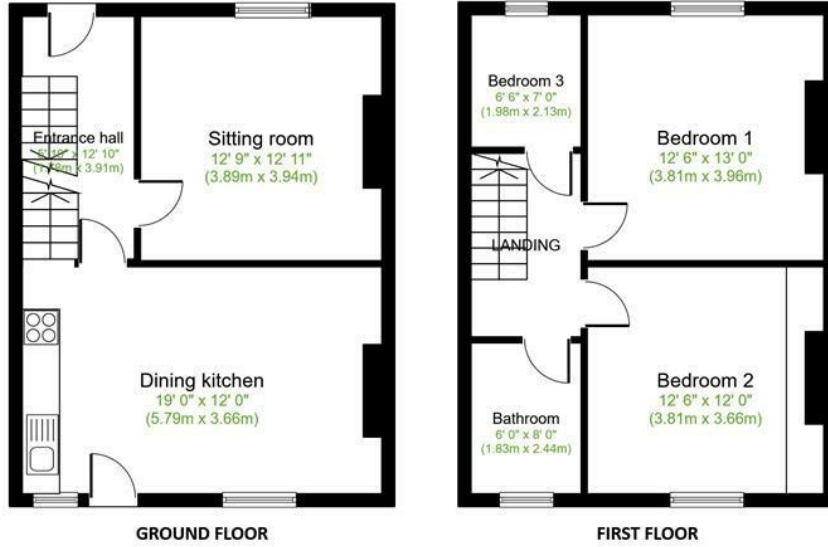
Carpets and curtains included as seen.

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given



68 ADELPHI ROAD, MARSH, HD3 4BB



call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

Call us on

01484536799

info@jowett-huddersfield.co.uk

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

