

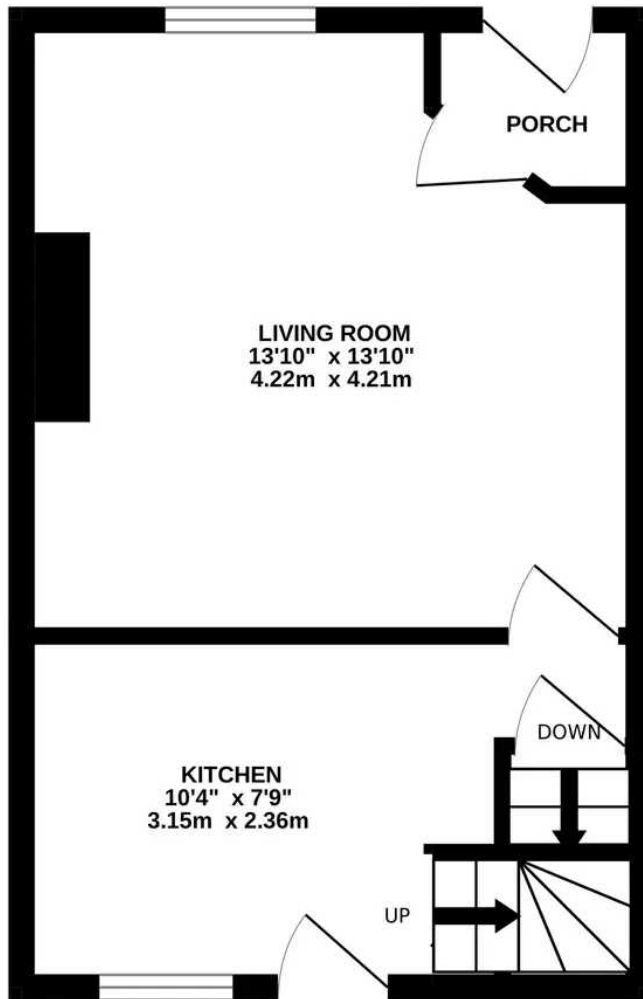


**51 Eldon Road, Huddersfield**  
Huddersfield

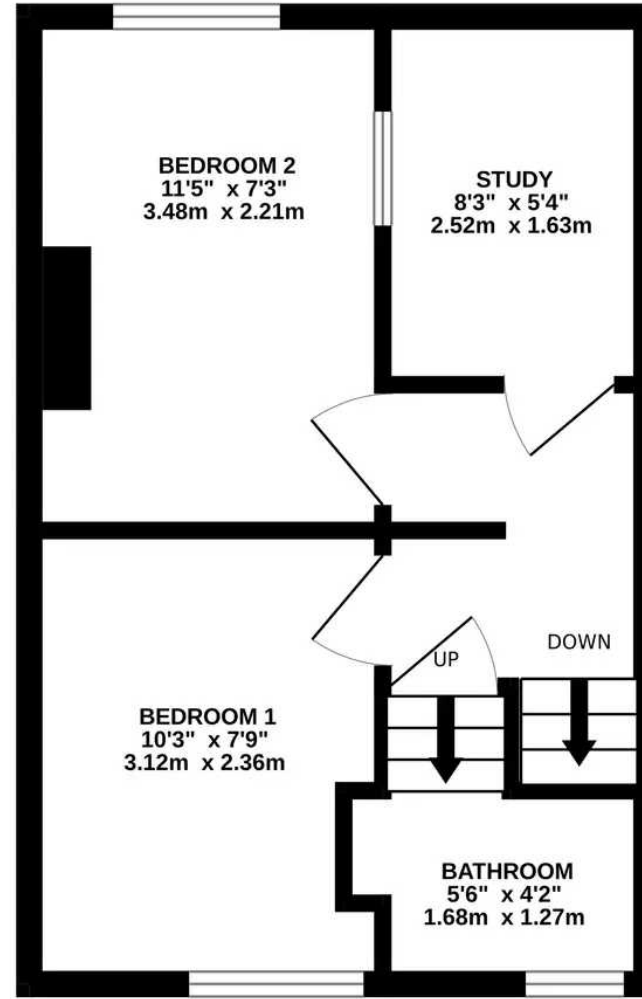
Offers in Region of **£140,000**



GROUND FLOOR



1ST FLOOR



ELDON ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 51 Eldon Road

Huddersfield

Available with vacant possession and no onward chain is this mature stone built inner through Terrace with off road parking to the rear and located within this popular and established residential area within walking distance of a variety of shops and amenities.

The property would make an ideal first time purchase or buy to let investment and has been decorated throughout with new carpets and has accommodation served by a gas central heating system together with PVCU double glazing.

Briefly comprising to the ground floor entrance lobby, living room and kitchen. Basement with cellar. First floor landing leading to two bedrooms, bathroom and study. Externally there is a small garden to the front and flagged/sitting area to the rear.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D







### Ground Floor

A PVCU and frosted double glazed door opens into an entrance lobby.

### Entrance Lobby

From here a door opens into a living room.

### Living Room

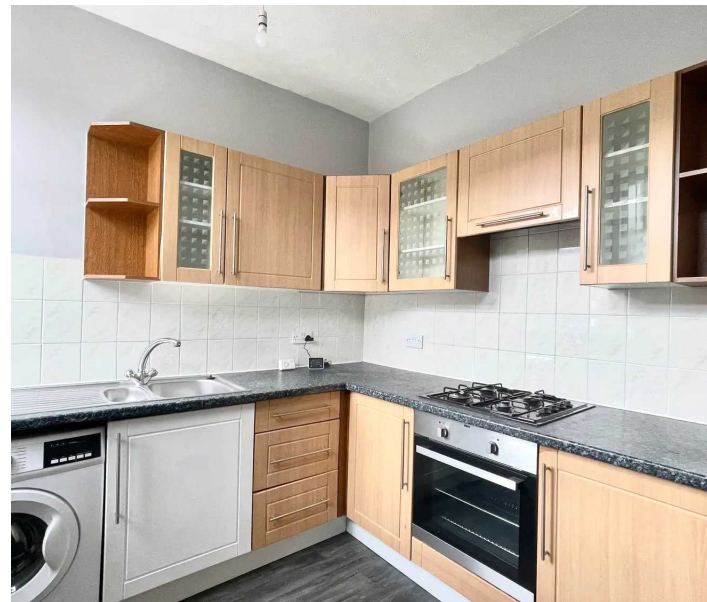
13' 10" x 13' 10" (4.22m x 4.22m)

With ceiling coving and fireplace with timber surround and home to an electric fire. From the living room a door gives access to the kitchen.

### Kitchen

10' 4" x 7' 9" (3.15m x 2.36m)

With a door giving access to the rear, range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset one and a half bowl single drainer stainless steel sink, four ring gas hob with extractor hood over and electric oven beneath, plumbing for automatic washing machine and to one side a door gives access to the basement.



### Basement

With useful keeping cellar with a wall mounted Ideal gas fired central heating boiler.



### **First Floor Landing**

Giving access to the following:-

#### **Bedroom One**

10' 3" x 7' 9" (3.12m x 2.36m)

This is situated to the rear of the property.

#### **Bedroom Two**

11' 5" x 7' 3" (3.48m x 2.21m)

This is situated to the front of the property and has a chimney breast.

#### **Study**

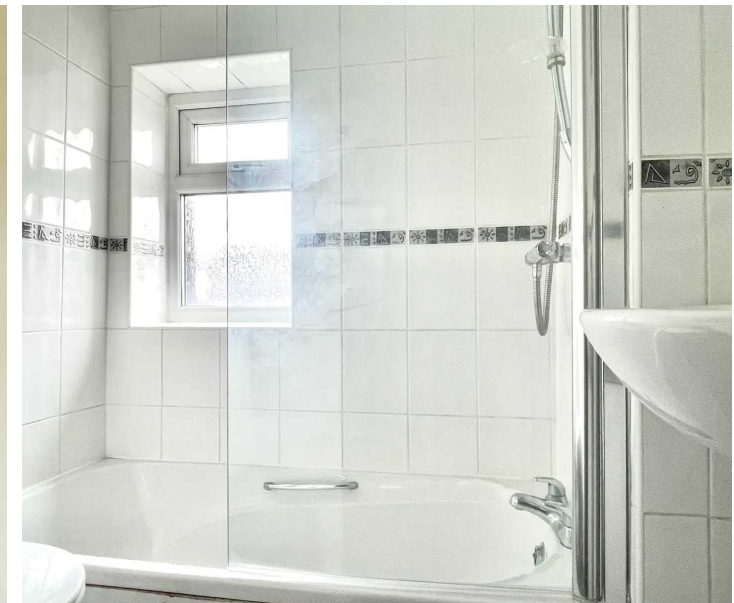
8' 3" x 5' 4" (2.51m x 1.63m)

This has borrowed light from bedroom two.

#### **Bathroom**

5' 6" x 4' 2" (1.68m x 1.27m)

Having floor to ceiling tiled walls and fitted with a suite comprising pedestal wash basin with chrome Monobloc tap, low flush w.c. and panelled bath with glazed shower screen and chrome shower fitting over.







### **Garden**

To the front of the property a wrought iron hand gate opens onto a flagged pathway leading to the front door and adjacent to this there is an area of astro turf. To the rear there is a flagged area which could be used to sit out or as off road parking.

### **Directions**

Using satellite navigation enter the postcode HD1 4NE

## ADDITIONAL INFORMATION VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878 BOUNDARY

**OWNERSHIP** The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Please note: 1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm





## Simon Blyth Estate Agents

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