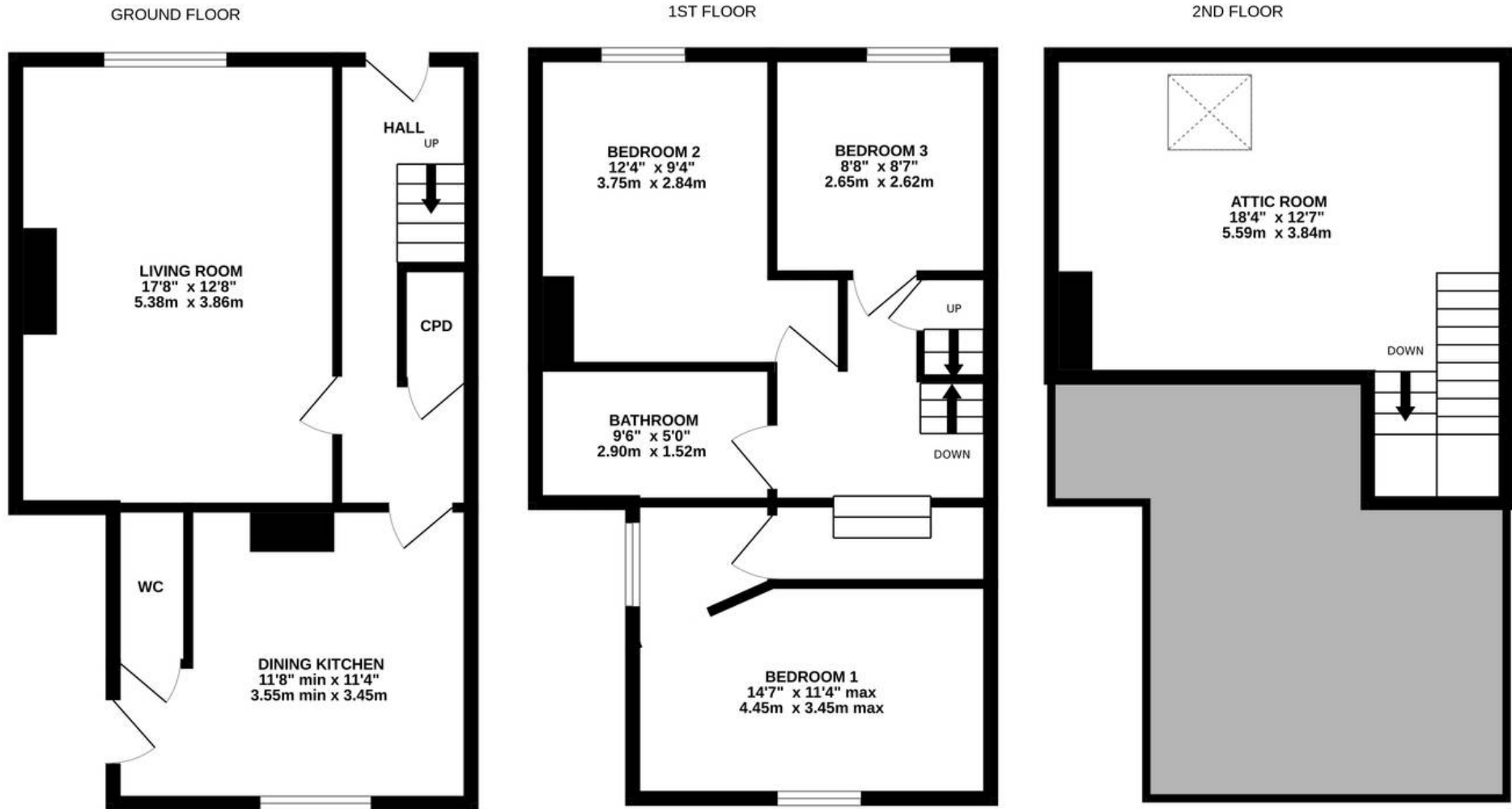




91 Cleveland Road, Marsh

Huddersfield

Fixed Price **£105,000**



CLEVELAND 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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91 Cleveland Road

Marsh, Huddersfield

A spacious stone built three bedroom, plus attic room, through terrace over dwelling requiring modernisation and updating. The property is located in a most convenient location within walking distance of a variety of amenities offered within Marsh as well as good local schools and accessible for J24 of the M62.

The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance hall, living room, dining kitchen and downstairs WC. First floor landing leading to three bedrooms and bathroom. To the second floor there is a useful attic room.

Externally there is a tarmac parking area to the front and small area of timber decking at the rear.



Ground Floor

Entrance hall with a ceiling light point, ceiling coving, central heating radiator and a staircase rising to the first floor. From the hallway access can be gained to the following..-

Living Room

17' 8" x 12' 5" (5.38m x 3.78m)

A generously proportioned reception room which has a large pvcu double glazed window providing plenty of natural light, there are two central heating radiators, ceiling coving, ceiling light point and chimney breast.

Dining Kitchen

11' 8" x 11' 4" (3.56m x 3.45m)

With a pvcu double glazed window, inset ceiling down lighters and fitted with a range of base and wall cupboards, drawers, overlying worktops with tiled splash backs, inset 1 1/2 bowl single drainer stainless sink with chrome mixer tap, oven, hob and extractor and plumbing for automatic washing machine. To one side a pvcu and frosted double glazed door gives access to the rear.

WC

6' 3" x 3' 0" (1.91m x 0.91m)

With a wall mounted gas fired central heating boiler and fitted with a suite comprising pedestal wash basin and low flush WC.



First Floor Landing

With a door giving access to a staircase rising to the second floor. From the landing access can be gained to the following..-

Bedroom One

14' 7" x 11' 4" (4.45m x 3.45m)

With windows to the rear and side elevations, there is a ceiling light point, inset ceiling down lighters and in one corner there is a shower cubicle and hand wash basin.

Bedroom Two

12' 4" x 9' 4" (3.76m x 2.84m)

A double room with pvcu double glazed window, inset ceiling down lighters, central heating radiator and chimney breast.

Bedroom Three

8' 8" x 8' 7" (2.64m x 2.62m)

With pvcu double glazed window, ceiling light point and central heating radiator.

Bathroom

9' 6" x 5' 0" (2.90m x 1.52m)

With central heating radiator, ceiling down lighters and fitted with a suite comprising panelled bath, pedestal wash basin, low flush WC and shower cubicle.

Second Floor

Attic Room

18' 4" x 12' 7" (5.59m x 3.84m)

This has a pvcu double glazed dormer window, ceiling light point and central heating radiator.



Garden

To the rear of the property there is a small area of timber decking. It should be noted property number 91a which is situated beneath number 91 has access to their property both to the front and at the rear.

On street

To the front of the property there is a tarmac parking area.



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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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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.

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