

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Huddersfield Road

Delph, Saddleworth, OL3 5EG

Price £190,000



- DESIRABLE LOCATION
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- NO CHAIN
- GROUND FLOOR APARTMENT
- 1 BEDROOM
- UPVC DOUBLE GLAZING
- EPC RATING C

Tel: 0161 669 4833

# Huddersfield Road

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Nestled in the charming village of Delph in Saddleworth, this delightful ground floor flat conversion on Huddersfield Road offers a unique opportunity for homebuyers and investors alike. With one bedroom, a tastefully designed bathroom, fitted kitchen, double glazing and central heating, this property is perfect for those seeking a comfortable and manageable living space with beautiful countryside and the Peak District National Park right on your doorstep.

The flat boasts a welcoming reception room, ideal for relaxation or entertaining. Its well-presented and newly-renovated interiors reflect a sense of care and attention, making it a move-in ready option.

The property includes a dedicated parking space for one vehicle, ensuring convenience for residents. The desirable location in Delph village, close to the Old Bell Inn, offers a peaceful atmosphere while still being within easy reach of local shops and amenities; the M62 motorway and transport links to Oldham, Manchester, Huddersfield and Leeds.

One of the standout features of this property is its potential as a holiday home investment. The current owner has successfully utilised the flat for Airbnb, showcasing its appeal to visitors seeking a cosy retreat in the picturesque Saddleworth area. This makes it an attractive option for those looking to generate additional income.

Whether you're looking for a starter home, low-maintenance commuter base, retirement or investment property, this flat presents a wonderful chance to embrace the vibrant, yet tranquil lifestyle Saddleworth has to offer. Don't miss the opportunity to join a welcoming community and make this charming flat your own.



### Vestibule

Composite entrance door.

### Lounge

14'9" x 14'1" (4.5m x 4.3m)

Upvc double glazed window, radiator.

### Kitchen

15'1" x 4'7" (4.6m x 1.4m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor hood along with integrated microwave and dishwasher.

### Pantry

5'10" x 3'11" (1.8m x 1.2m)

### Bedroom

15'5" x 7'2" (4.7m x 2.2m)

Upvc double glazed window, radiator.

### Bathroom

6'10" x 6'6" (2.1m x 2.0m)

3 piece suite comprising bath with shower over and glass shower screen, wash hand basin and low level wc. Upvc double glazed window, radiator.

### Dressing Room

6'10" x 6'6" (2.1m x 2.0m)

Storage cupboard.

### Externally

The property comes with its own parking space right outside the flat.

### Material Information - Oldham

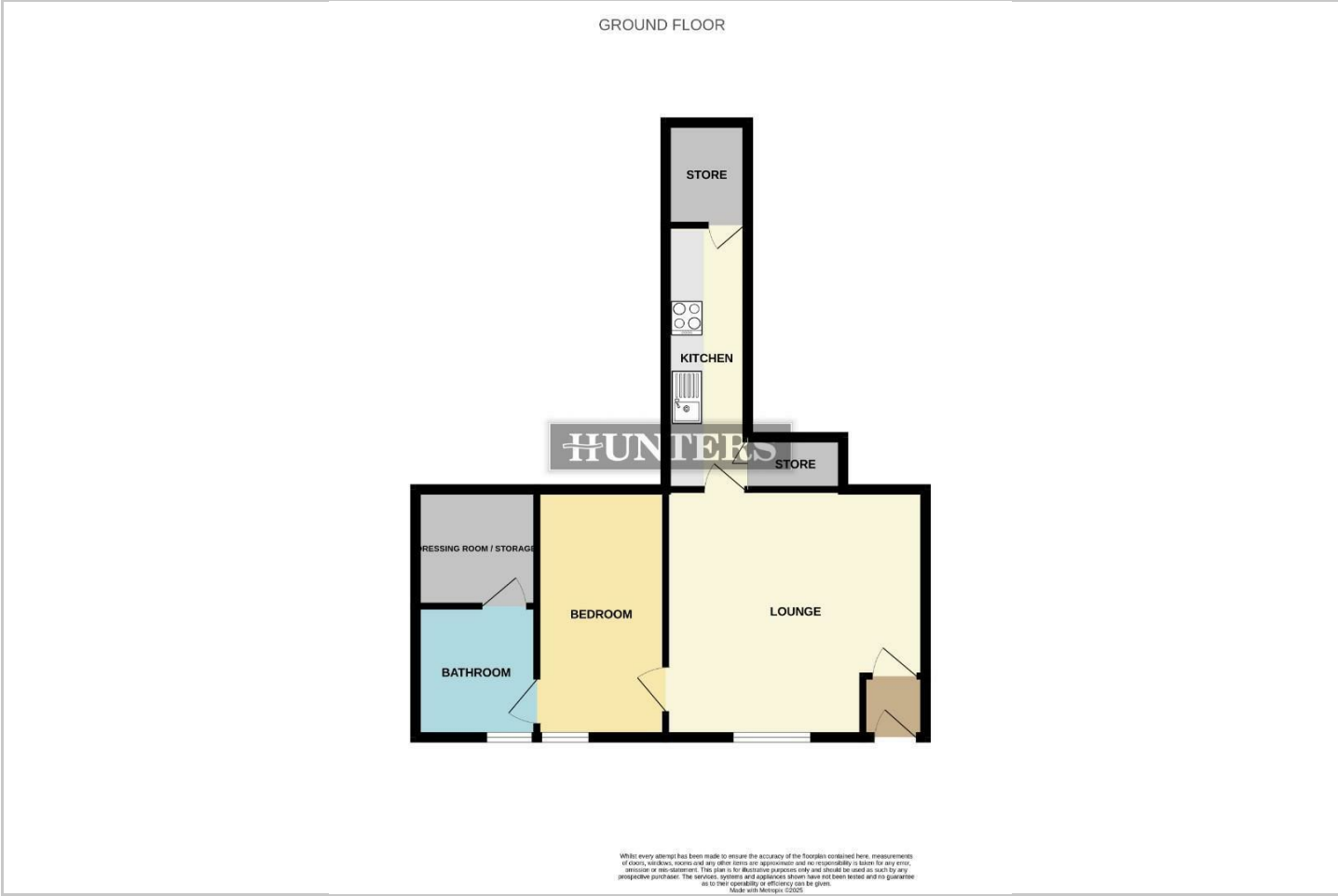
Tenure Type; Leasehold

Leasehold Years remaining on lease; 999

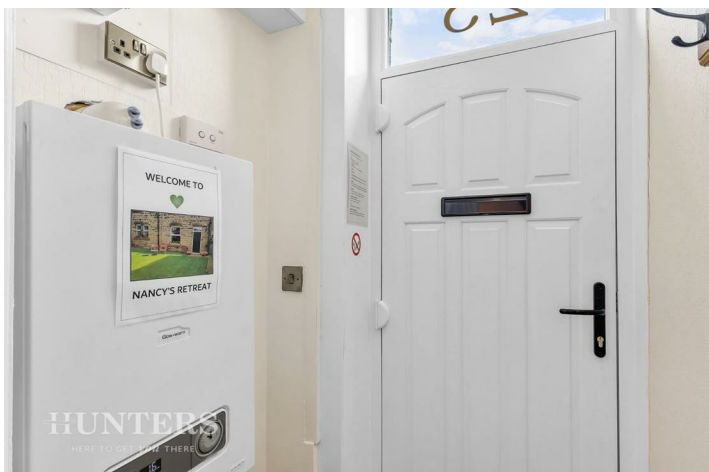
Leasehold Ground Rent Amount, £0 (No ground rent payable)

Council Tax Banding; To Be Advised - Currently awaiting council tax banding.

Floorplan



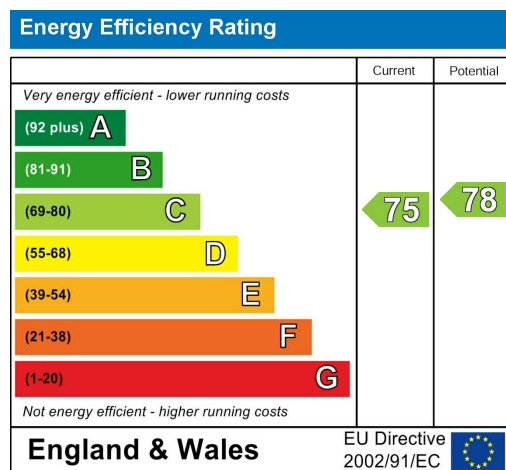








## Energy Efficiency Graph

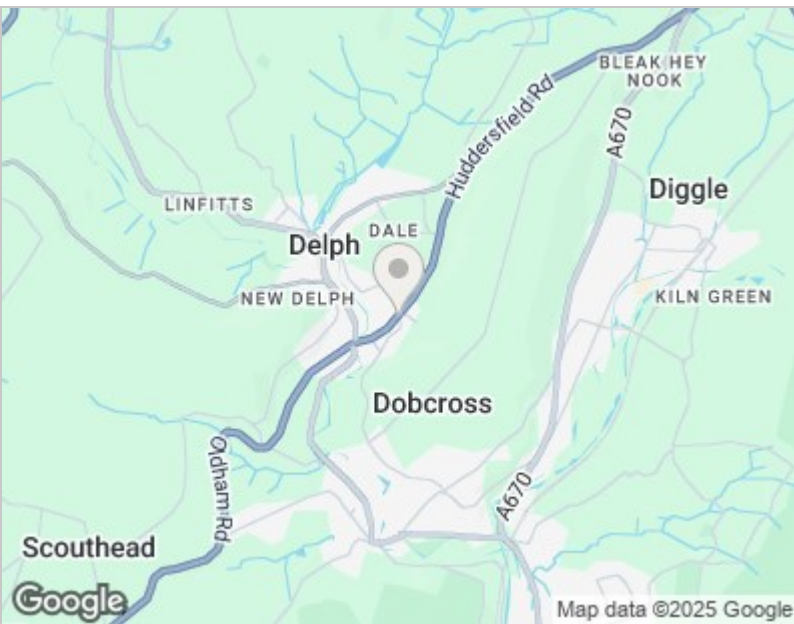


## Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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