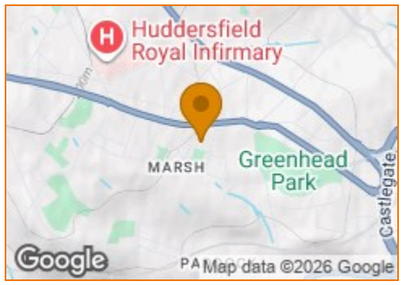
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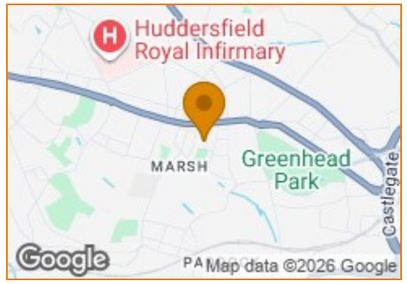
## Terrain Map



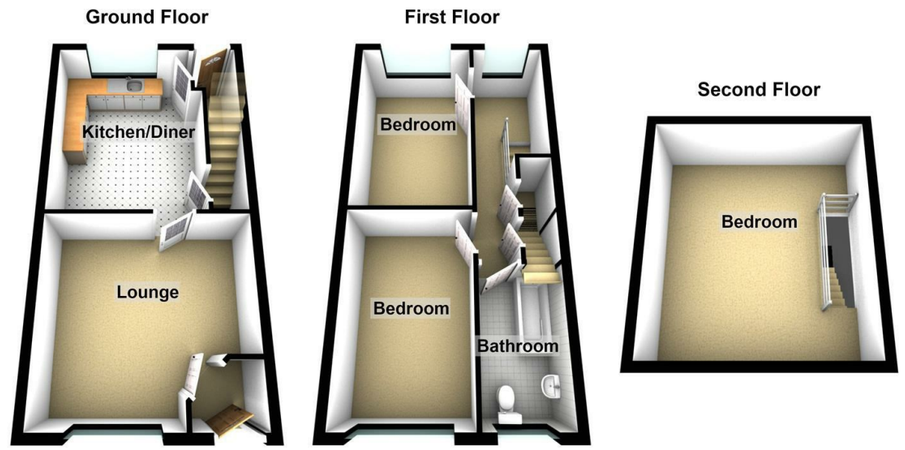

## Hybrid Map




## Terrain Map




## Floor Plan



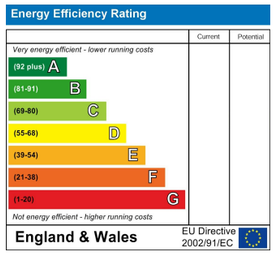

For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

**32 St James Road, Huddersfield**

## Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




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# St James Road

Marsh, HD1 4QA

## Offers In The Region Of

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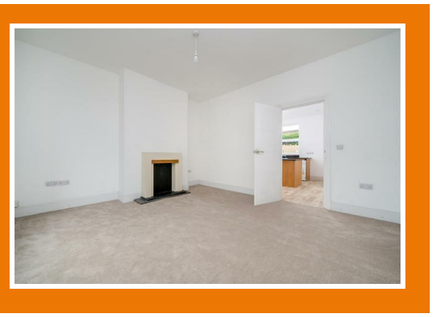


# St James Road

Marsh, HD1 4QA

## Offers In The Region Of £245,000





Ideally positioned on St James Road near the bustling center of Marsh, is this beautifully presented three double bedroom through terrace house.

An exceptional find. Recently improved, the property is move-in ready, making it an ideal choice for families or professionals seeking a comfortable and stylish home.

Spanning four floors, this residence offers ample space for modern living. The layout is thoughtfully designed to maximise both functionality and comfort, ensuring that every room is both inviting and practical. The property boasts an enclosed rear garden, perfect for enjoying the outdoors, as well as a garage for added convenience.

Situated in a highly sought-after location, this home is surrounded by a wealth of daily amenities, making everyday life a breeze. The nearby M62 provides excellent transport links, while Huddersfield town centre and the picturesque Greenhead Park are just a short distance away, offering a variety of leisure and recreational options.

Offered with no upper chain, this property presents a rare opportunity to secure a lovely home in a vibrant community. Whether you are looking to settle down or invest, this house on St James Road is sure to impress. Don’t miss your chance to make it your own.

### ACCOMMODATION

### GROUND FLOOR

### ENTRANCE LOBBY
3'4" x 3'1"
Accessed via a uPVC double glazed front door and with an internal door leading through to the lounge.

### LOUNGE
14'1" max x 12'9"
Enjoying good levels of natural light via the large uPVC double glazed picture window positioned to the front elevation. The focal point for the room is an attractive, contemporary feature fireplace and you will also find newly installed carpet, central heating radiator and internal doors.

### DINING/BREAKFAST KITCHEN
13'7" x 10'9" max
Fitted with a range of wall and base units in a traditional oak style with complementary granite worktops and quartz upstands. There is a matching central island which incorporates pan and cutlery drawers. There is plumbing for a washing machine, provision for a gas range style cooker within the chimney breast and the kitchen is further equipped with an inset sink unit with mixer tap, a central heating and a uPVC double glazed window overlooking the rear garden. Internal doors lead to a rear lobby and staircase rising to the first floor.

### REAR LOBBY
3'2" x 2'9"
There is a uPVC double glazed rear door with privacy glass inset provides easy passage to the rear garden and an internal door leads to a light of stone steps which descend to the keeping cellar.

### BASEMENT

### KEEPING CELLAR
14'1" x 13'1"
This useful utility and keeping basement houses the fuse board, electricity meter, water meter and combination boiler. There is also a waste outlet and a stainless steel sink. The head height is 6'5" from floor to joist.

### FIRST FLOOR LANDING
16'8" x 4'9" incl staircase
With spindles, balustrade and newel post on display. To the rear elevation is a uPVC double glazed window and there is also a central heating radiator, cupboard storage and a staircase rising to the second floor.

### BEDROOM 2
13'1" x 8'5" max
Another bright room with good levels of natural light via the uPVC double glazed window positioned to the front elevation, central heating radiator.

### BEDROOM 3
13'8" x 8'7" max
Another generous double bedroom, this time positioned to the rear, with a uPVC double glazed window and central heating radiator.

### BATHROOM
10'1" x 4'9"
With a pedestal hand wash basin, low flush wc and panel bath with chrome mono block mixer tap, matching shower fitment which incorporates a main rainfall shower head and a hand held shower attachment. There are complementary part tiled walls, Nordic ash style floor covering, heated towel rail, spotlights, extractor and a uPVC double glazed window with privacy glass inset.

### SECOND FLOOR

### BEDROOM 1
15'9" max x 14'1" max
With two central heating radiators, Velux skylight positioned to the front roof slope, eaves storage and an array of power points.

### REAR GARDEN
There is a low maintenance, enclosed rear garden with a concrete sectional garage positioned to the rear of the curtilage.

### COUNCIL TAX BAND B

A long leasehold 999 years from 25 March 1913.

