

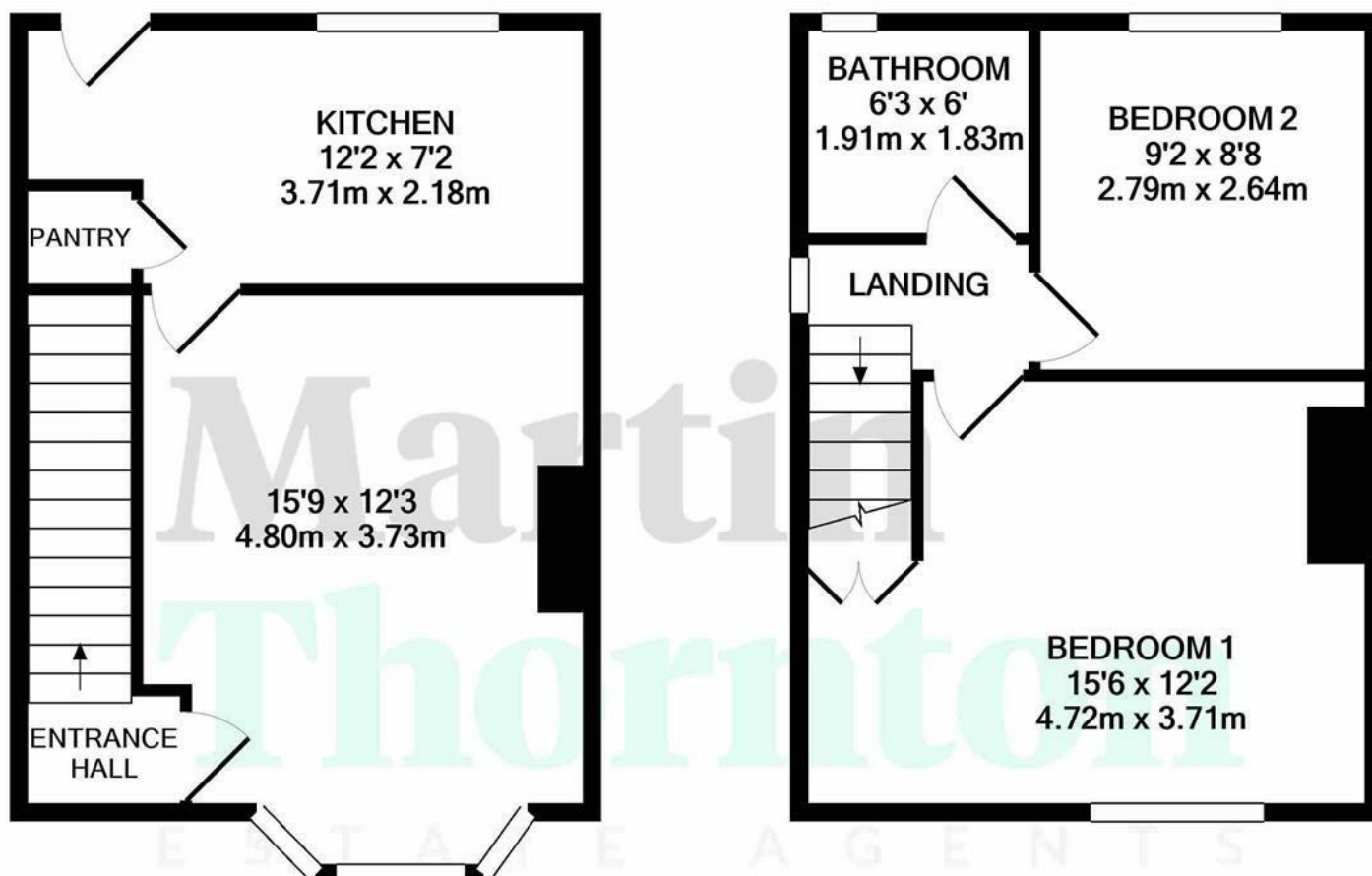
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## Heatherfield Road, Marsh Huddersfield, West Yorkshire

**Offers over £170,000**

Enjoying a rear south-easterly aspect with a good sized garden is this stone fronted two double bedroomed semi-detached home. The property is situated in a most convenient and well regarded area with local amenities and schooling close at hand. It is situated midway between the town centre and Lindley Village, positioned just around the corner from the park. The property offers ideal accommodation for a variety of age groups, be it first time buyers, a young family or those downsizing. The accommodation comprises an entrance lobby, living room with bay window and rear kitchen. On the first floor are two double bedrooms and a bathroom with a white suite. There is a gas-fired central heating system and uPVC double glazing. Externally, there are front and rear gardens. The property is well positioned for the hospital, schools and motorway access.



GROUND FLOOR  
APPROX. FLOOR  
AREA 332 SQ.FT.  
(30.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 321 SQ.FT.  
(29.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# Heatherfield Road, Marsh Huddersfield, West Yorkshire

## Details



### Entrance Lobby

An external uPVC door with a high level opaque glazed light gives access to the entrance lobby. This is an ideal place for shoes and coats, etc. There is a staircase rising to the first floor accommodation, a radiator and a timber internal door leads to the living room.

### Living Room



This good sized principal reception room is positioned at the front of the property and has a large bay incorporating uPVC glazing and overlooking the garden. The room has plenty of space for furniture along with deep cornice coving, a radiator and it is currently used as a living/dining room. A timber and glazed door leads to the kitchen.

### Kitchen



This light and bright room is positioned at the rear of the

property enjoying a south-easterly aspect. There are wall cupboards and base units with working surfaces, brick style tiled surrounds and a one-and-a-half bowl stainless steel unit. Integrated appliances include an oven, hob and canopy styler filter hood. There is plumbing for an automatic washer and space for a tumble dryer along with space for a freestanding fridge freezer. The useful pantry/store cupboard is ideal for further appliances and has useful shelving and an opaque uPVC window. The kitchen has a rear uPVC window and door along with a radiator.

### First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing where there is a side uPVC window. There is access to a loft area which is utilised for storage.

### Bedroom One



This large double bedroom is positioned at the front of the house and runs the full width of the property. There is plenty of space for fitted or freestanding furniture along with a uPVC window, a radiator and a useful storage cupboard with shelving.

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## Details



### Bedroom Two



This double bedroom is positioned at the rear of the property and has a pleasant outlook over the garden via its uPVC window. Again, there is space for fitted or freestanding furniture and a radiator.

### Bathroom



The bathroom has a white three-piece suite comprising a panelled bath with a wall mounted shower unit over from the central heating boiler, a wall mounted hand basin and a low-level WC. There is tiling to the walls and grey vinyl flooring along with an obscure uPVC rear window and a radiator.

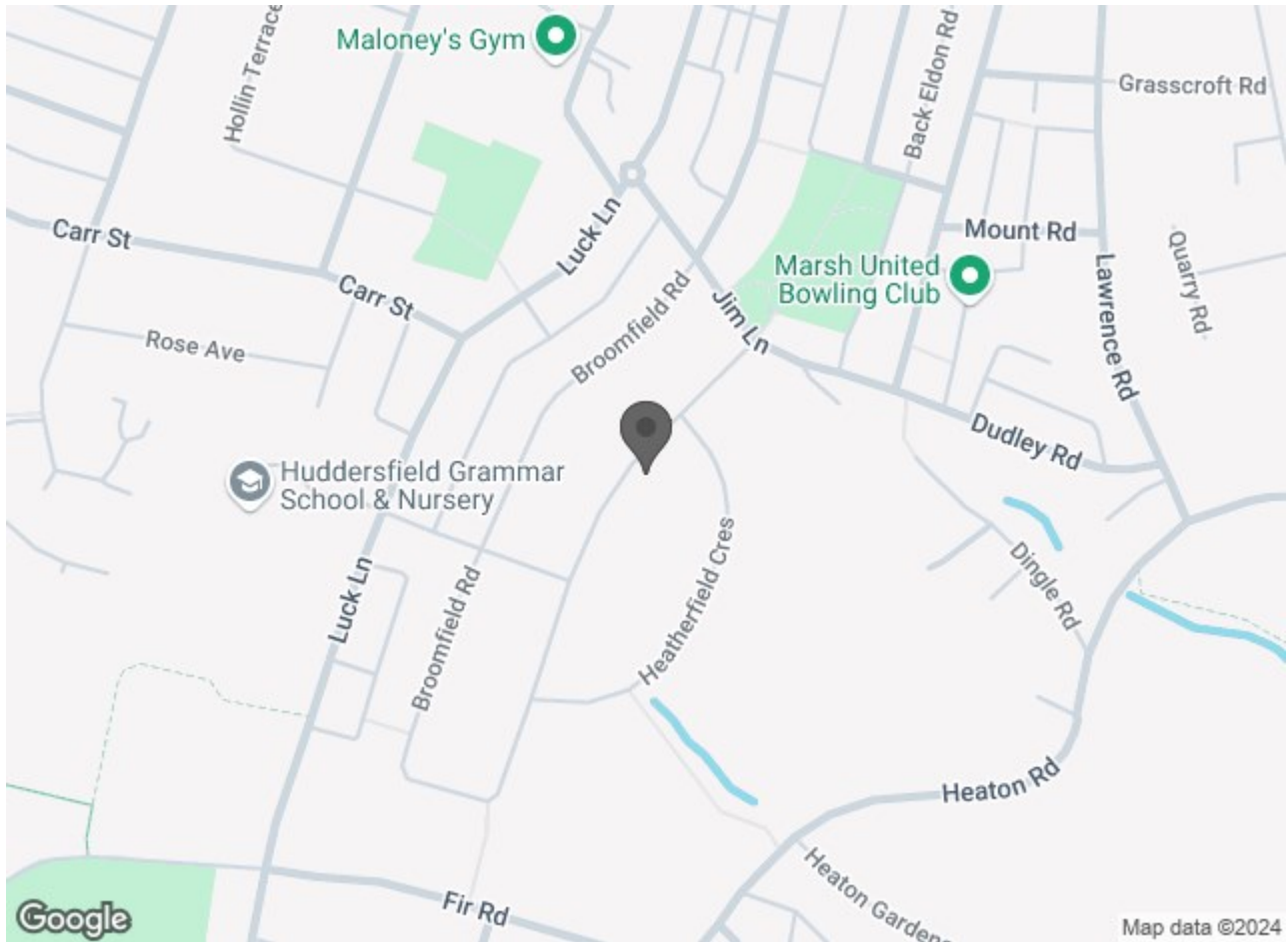
### External Details



At the front of the property is a perimeter wall with stone gateposts and a wide paved driveway with lawn on one side and a wood barked area with mature shrubs and bushes. To the left hand side, the pathway continues to an integral house store and a timber lockable gate gives access to the garden. The rear garden is of a good size and enjoys a south-easterly aspect, meaning it can be a real sun trap. There is external water. The pathway continues approximately half way down the garden and there is perimeter fencing, a feature apple tree, cherry tree and a lawned area. This is the perfect sized garden for a family with young children.

# Heatherfield Road, Marsh Huddersfield, West Yorkshire

Directions



# **Heatherfield Road, Marsh Huddersfield, West Yorkshire**

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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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