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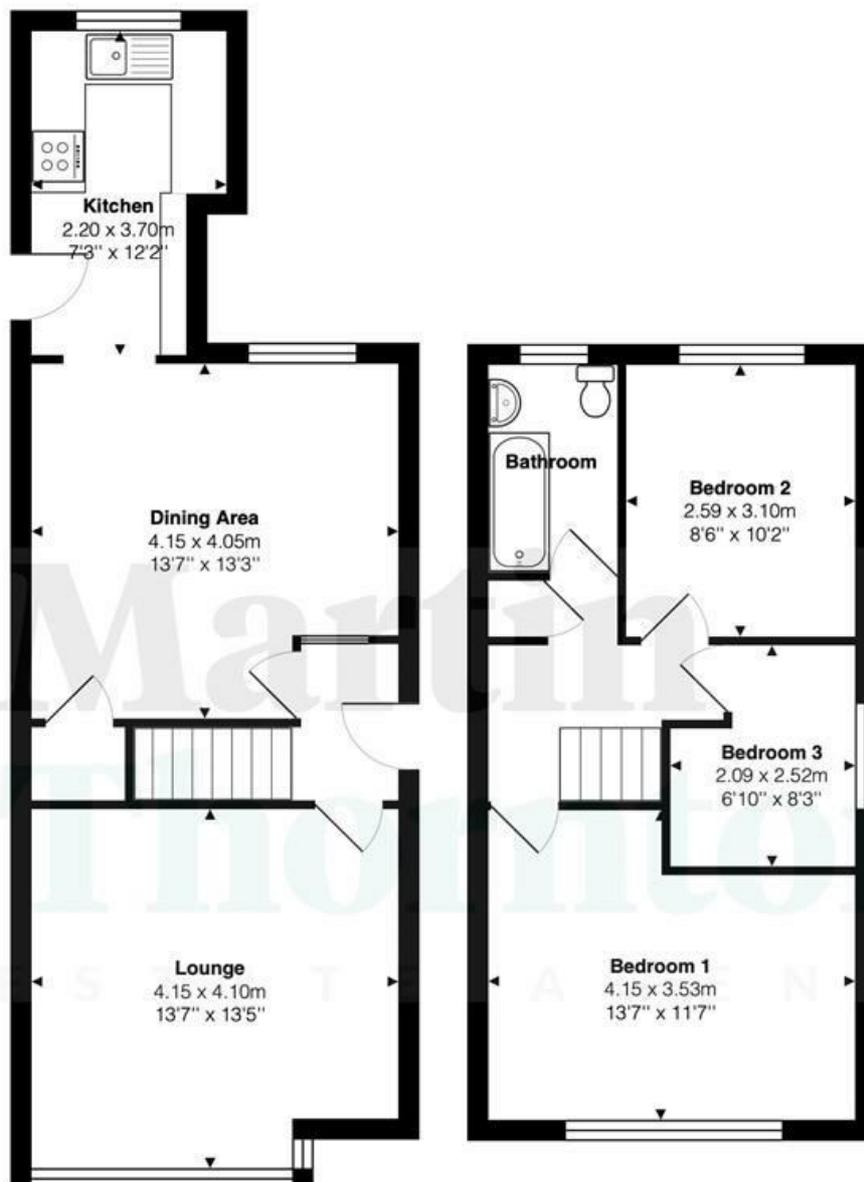
## Link Road, Marsh Huddersfield,

Offers in the region of  
**£200,000**

This three-bedroomed, semi-detached home is positioned on a corner plot with gardens to three sides, a driveway and a garage. The property is perfectly placed for local amenities within Marsh, centrally situated between the town centre and Lindley, the hospital and schooling. It has been extended from its original design and comprises an entrance lobby, living room, dining/sitting room and separate kitchen. On the first floor are three bedrooms and a bathroom. The property has gas-fired central heating and majority uPVC double glazing. Externally, there are gardens to three sides, parking on the driveway and an attached garage. The house is offered with the advantage of no onward chain and would suit a growing family or an investor. The property will require cosmetic rejuvenation.

# Link Road, Marsh Huddersfield,

## Floorplan



Link Road, Marsh, Huddersfield, HD1 4QQ

Total Area: 80.7 m<sup>2</sup> ... 868 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

# Link Road, Marsh Huddersfield,

## Details



### Entrance Lobby

An external side uPVC door with a decorative glazed panel gives access to the entrance lobby. This has a staircase to the first floor accommodation, a radiator and a door leading to the living room.

### Living Room

This good sized reception room is positioned at the front of the property with a bay window incorporating uPVC glazing overlooking the garden. There is a timber fire surround with a matching inlay and hearth, home to a living flame effect gas fire, plenty of space for furniture and a radiator.



### Dining Room

This multipurpose second reception room could be a formal dining or second sitting room. It has laminate flooring, a useful under stairs storage cupboard, a wall-mounted electric fire and a radiator. To the rear elevation is a uPVC window and a door leads to the kitchen.



# Link Road, Marsh Huddersfield,

## Details



### Kitchen

The kitchen is extended from the original design and has wall cupboards, base units, working surfaces and a one-and-a-half bowl stainless steel sink. Integrated appliances comprise a four-ring gas hob with a canopy style filter hood and, oven, fridge and freezer. There is space for freestanding appliances, a side uPVC door with a decorative opaque glazed panel, a rear uPVC window and a radiator. We anticipate that buyers will update this room.



### First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing which has a built-in storage cupboard with shelving.

### Bedroom One

This double bedroom is positioned at the front of the property and has built-in furniture incorporating double and single wardrobes and matching bedside drawers. There is a uPVC window to the front elevation and a radiator.



# Link Road, Marsh Huddersfield,

## Details



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window and a radiator.



### Bedroom Three

This bedroom incorporates the staircase bulkhead and has storage cupboards above. The room can accommodate a single bed and would make a perfect child's room, nursery or home office. There is a uPVC side window and a radiator.



### Shower Room

This room has been recently updated and has a walk-in shower area with a glazed screen and a wall-mounted shower. There is a hand basin with storage cupboards below and a low-level WC. The walls and floor are tiled. The room has coving to the ceiling, an upright chrome ladder-style radiator and a uPVC window.



# Link Road, Marsh Huddersfield,

## Details



### External Details

At the front of the property is a low-level perimeter wall, a lawned level garden with flowerbeds and a driveway with parking for two cars side-by-side (depending upon size). On the left hand side of the garage, access can be gained to the rear garden with a full-width paved patio, which can be a real sun trap with the property enjoying a southerly aspect. Adjoining the patio is a lawned garden with a greenhouse at the end. There is an external water tap.

### Garage

The garage has an up-and-over door, power, lighting and houses the boiler for the central heating system.

# Link Road, Marsh Huddersfield, Directions

