

martin-thornton.com
01484 508000



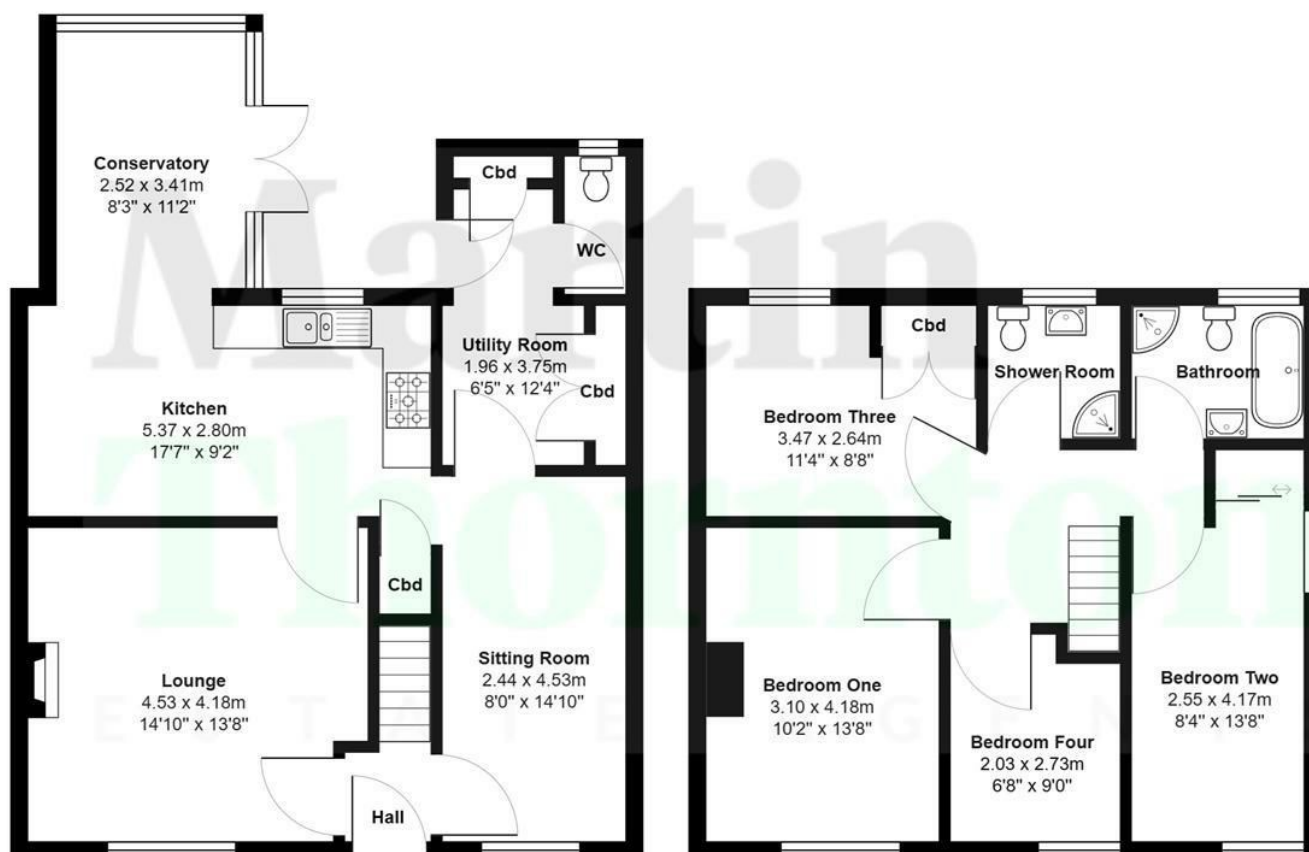
Carr Street, Marsh Huddersfield,

Offers over £290,000

A four-bedroom semi-detached family home with two reception rooms and a conservatory, substantially extended from its original design. The property is located in this popular area with ease of access to local amenities, hospital, schooling and the M62. The house has been extended to the side and rear and offers sizeable family accommodation comprising an entrance lobby, living room, dining kitchen with integrated appliances, conservatory, sitting room, large utility and downstairs WC. On the first floor are four bedrooms, three of which are doubles, a bathroom incorporating a shower cubicle and a separate shower room. There is a gas-fired central heating system and uPVC double glazing. Externally, there is double width parking at the front and a charging point for an electric vehicle. The enclosed rear garden has a large patio area and a level lawn.

**Carr Street, Marsh
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Carr Street, Marsh Huddersfield,

Details



Entrance Lobby

An external composite door with opaque glazed panels gives access to the entrance lobby. This has a central staircase rising to the first floor accommodation along with oak style laminate flooring, an inset matwell and a stylish, upright radiator. A stripped timber door leads into the living room.

Living Room



This spacious reception room is positioned at the front of the property and has a pine fire surround with a raised granite style hearth, upon which stands a living flame effect fire. On either side of the chimney breast are low level storage cupboards and bespoke book shelving. There is a continuation of the oak style laminate flooring, a radiator and the room can accommodate a good amount of furniture. There is a uPVC window and a panelled door leads to the dining kitchen.

Dining Kitchen



This room is positioned at the rear of the property and has an array of units to high and low levels with under unit lighting, work surfaces with matching up-stands and a one-and-a-half bowl stainless steel sink with a mixer tap. Integrated appliances include a five-ring gas hob with a canopy style filter hood above along with an oven and a combination oven above, fridge, freezer and dishwasher. The room can accommodate a formal dining table if required, but also serves as an everyday sitting room with space for a sofa. There is a rear uPVC window.

Conservatory

This multipurpose space is positioned at the rear of the property and is currently utilised as a dining area, but could equally be an everyday additional sitting room or play room. It is particularly light and bright with uPVC windows and doors out onto the paved patio. There is a continuation of the oak style laminate flooring, ceiling downlighting and a solid roof which makes it more useable all year round. There is also a radiator.



Sitting Room



This multipurpose reception room is an ideal second sitting room, but could easily be a play room or large home office. It has a uPVC window along with oak style laminate flooring, ceiling downlighting and a radiator. A stripped panelled door leads into the large utility.

Utility



This great space is ideal for shoes and coats. It has plumbing for an automatic washer and space for a tumble dryer and further appliances such as a second fridge or freezer, for example. Concealed is the Viessmann condensing boiler for the central heating system. There is an external uPVC door and a radiator. Off the utility is the downstairs WC.

Downstairs WC



This has a two-piece suite comprising a low-level WC and a circular hand basin on a display plinth. There are part tiled surrounds and floor tiling, ceiling downlighting, a rear uPVC window and a radiator.

First Floor Landing



From the entrance lobby, the staircase rises to the first floor landing, where a drop-down ladder gives access to useful storage within the loft space.

Carr Street, Marsh Huddersfield,

Details



Bedroom One



This double bedroom is positioned at the front of the property and can accommodate fitted or freestanding furniture. There is a uPVC window and a radiator.

Bedroom Three



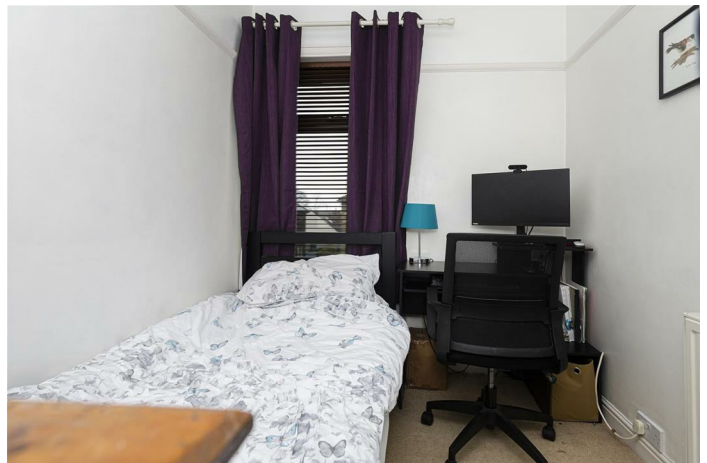
This double bedroom is positioned at the rear of the property and has a built-in wardrobe with hanging rail and storage cupboards above. There is a uPVC window and a radiator.

Bedroom Two



This large double bedroom is also positioned at the front of the property and has built-in sliding door wardrobes. The room enjoys a dual aspect with front and side uPVC windows. There is ceiling downlighting and a radiator.

Bedroom Four



This single bedroom is positioned at the front of the property and has a uPVC window and a radiator.

Carr Street, Marsh Huddersfield,

Details



Bathroom



The spacious bathroom has a four-piece suite. There is a double ended bath with central taps, a rectangular trough style hand basin on a display unit, a low-level WC and a separate shower cubicle with a curved door, an overhead waterfall style shower fitting and a hand-held shower attachment. There is tiling to the walls and floor along with downlighting, an obscure uPVC window and a chrome ladder-style radiator.

Shower Room



The shower room has a three-piece suite comprising a shower cubicle with curved doors and a Triton independent shower, a rectangular trough style hand basin on a display unit and a low-level WC. There is tiling to the walls and floor along with downlighting, an extractor, an obscure uPVC window and a chrome ladder-style radiator.

External Details



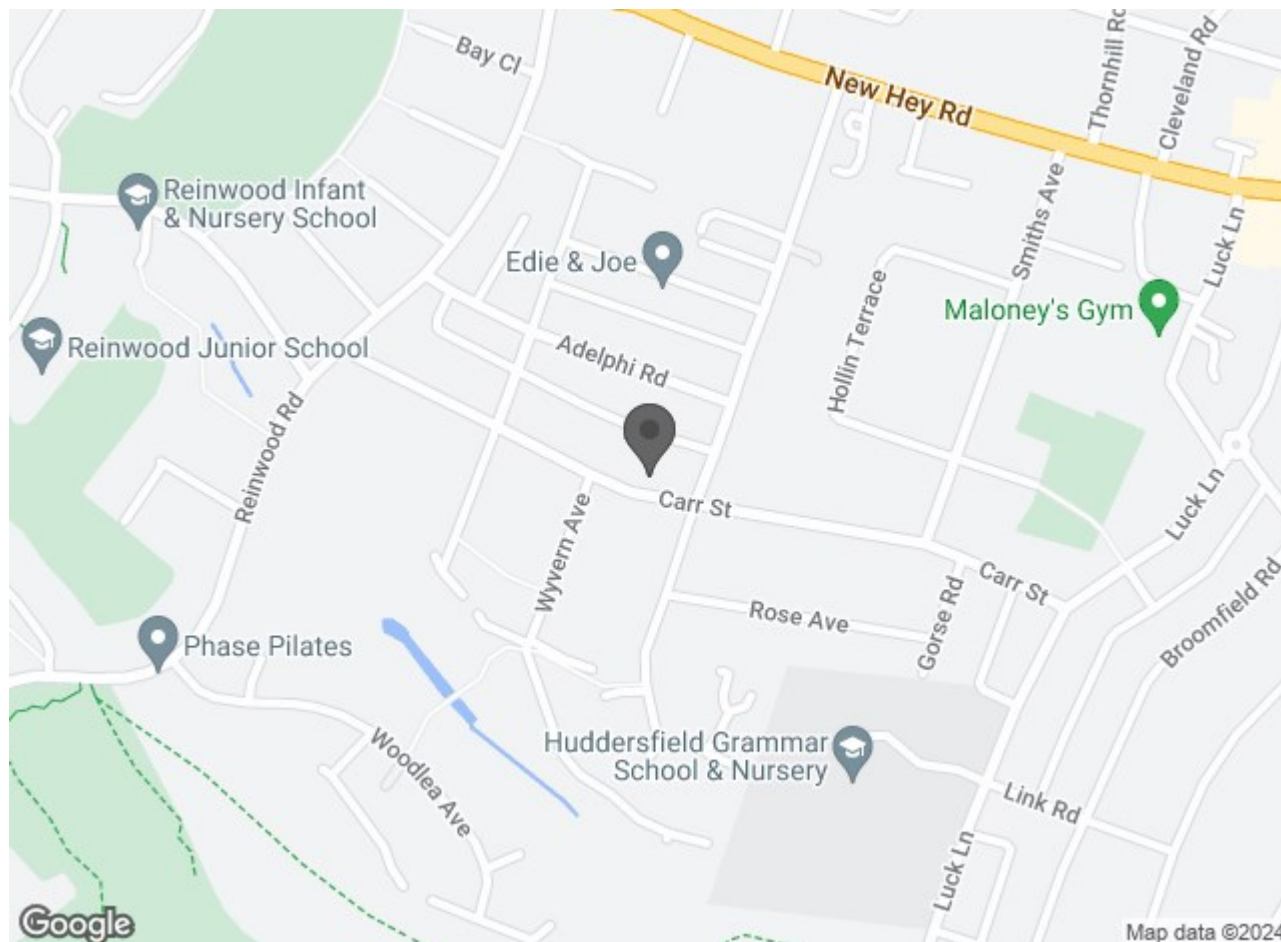
At the front of the property is a double width tarmac driveway which widens and is ideal for a storage shed/lock boxes. There is a charging point for an electric vehicle. The rear garden is one of the major selling features, being enclosed by perimeter fencing and hedging. There is a large, paved patio area that can be accessed from the utility and the conservatory. External water and power are available. A step leads up to the principal garden, where a paved barbecue/seating area can be found. Adjoining this is a good sized level lawned area ideal for young families. There are soft fruit bushes and, in the bottom left hand corner, is a timber shed.

Tenure

The vendor has informed us that the property is Freehold.

Carr Street, Marsh Huddersfield,

Directions



Carr Street, Marsh Huddersfield,

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**