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Broomfield Road, Marsh Huddersfield,

**Offers in the region of
£120,000**

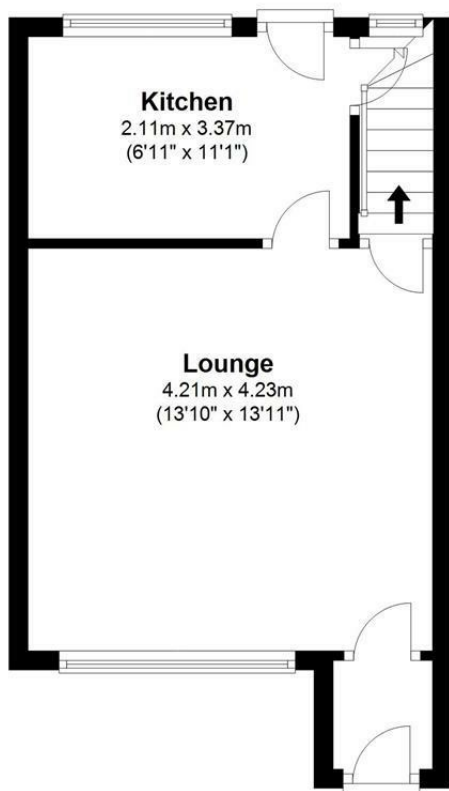
This well-appointed two-bedroom, stone built end terraced house is conveniently situated within walking distance of local amenities. It is a short drive away from the M62 motorway network. The accommodation comprises an entrance porch, living room, kitchen and cellar with keep cellar. There is a double bedroom and a house bathroom on the first floor. On the second floor is an attic room. The property enjoys a gas central heating system and is predominantly uPVC double-glazed. Externally, there is a low-maintenance, patio garden.

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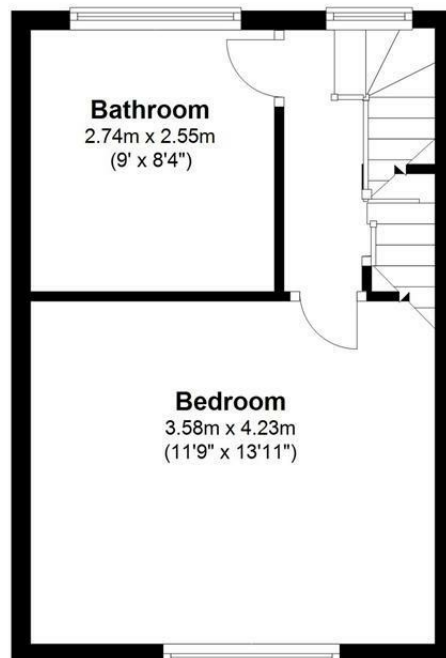
Floorplan



Ground Floor



First Floor



Second Floor



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Entrance Porch

A uPVC door with double-glazed inserts opens to the entrance porch, which has two uPVC double-glazed windows. A timber door gives access to the living area.

Living Room

This room has a uPVC double-glazed window to the front elevation, a ceiling light point and a radiator. A staircase gives access to the first floor landing and a timber door opens to the kitchen.



Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink unit with mixer tap. Integrated appliances include an oven and four-ring gas hob with canopy style filter hood. There is plumbing for an automatic washing machine and vinyl style flooring. This room is home to the Viessman central heating boiler. There is a uPVC window and a uPVC door with double-glazed insert providing access to the rear. A timber door leads down to the cellar, which has a uPVC double-glazed window at the top of the stairs allowing natural light.



Living Room

From the living room, a staircase leads up to the first floor landing, where there is a uPVC double-glazed window to the rear elevation. There is a ceiling light point and a radiator.

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House Bathroom

The bathroom has a white suite comprising a panelled bath with a folding shower screen, with a mains fed shower over, a pedestal hand basin with twin taps and a low-level WC. There is vinyl style flooring, appropriate panelling to the walls, a useful storage cupboard, a ceiling light point and a radiator. A uPVC double-glazed window overlooks the rear elevation. The room has a wall-hung vanity mirror.



Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has plenty of room for furniture, a ceiling light point and a radiator.



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Attic Room

From the first floor landing, a staircase rises to the attic room, which has a ceiling light point and a radiator. A Velux window allows natural light from the front elevation.



External Details

There is a walled patio garden with mature shrubbery borders at the front of the property and on-street parking.

Tenure

The vendor informs us the property is Freehold.

Broomfield Road, Marsh Huddersfield, Directions

