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## Shakespeare Buildings, Mount Road, Marsh Huddersfield,

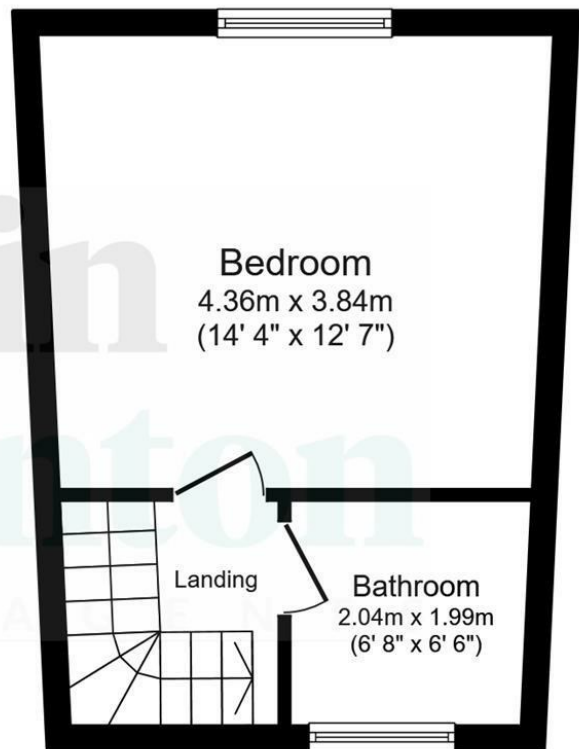
**Offers over £140,000**

This one double bedroom terraced cottage is located to the popular residential area of Marsh. The property may prove suitable for first time buyers or a professional couple, looking to access the nearby M62 motorway network. It is a short drive from Lindley Village with its various amenities. The accommodation comprises a kitchen, living room with original features, contemporary house bathroom and a generously sized bedroom. The property benefits from gas-fired central heating. Externally, at the front of the property, there is a block paved driveway providing off-road parking. At the rear, there is an Indian slate patio garden area with a southerly aspect.



Ground Floor

Floor area 23.9 sq.m. (257 sq.ft.)



First Floor

Floor area 23.9 sq.m. (257 sq.ft.)

Total floor area: 47.7 sq.m. (514 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## Details



### Entrance

A barn style composite door with a decorative double-glazed insert 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. There is plumbing for an automatic washing machine, space for a freestanding cooker and hob, along with under stairs storage for a freestanding fridge freezer. The room has laminate style flooring, tiling to one wall, a ceiling light point and a radiator. A timber framed window allows natural light from the front elevation. The Potterton central heating boiler is housed in this area.



### Living Room

Accessed via a timber and glazed door, this reception room is positioned at the rear of the property and has timber framed windows. A range of original features including exposed stone mullions and timber beams to the ceiling. There is a lovely window seat and a composite door with decorative inserts gives access to the rear garden. The room has a ceiling light point, a radiator and a barn style door providing access to a staircase leading to the first floor accommodation.





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## Details



### First Floor Landing

The landing has two wall light points, a ceiling light point and a radiator. Access can be gained to the following rooms: -



### Bedroom

This generously sized double bedroom is positioned at the rear of the property and has plenty of space for furniture. It has exposed timber beams to the ceiling, an exposed stone mullion, a window seat, a ceiling light point and a radiator. There are timber and glazed windows, access to loft space and timber flooring.



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### House Bathroom

The bathroom has a white suite comprising a panelled bath with a stylish tap rising to a shower head, a pedestal wash hand basin and a low-level WC. There is vinyl style flooring, appropriate brick style tiling, exposed beams to the ceiling, an extractor fan, a ceiling light point and a radiator. There is a timber window frame, with stone mullions, allowing natural light from the rear elevation.



### External Details

There is a block paved driveway at the front of the property, providing off-road parking. A timber gate leads to a further block paved area with a timber potting shed and plenty of room for bin storage. There is outside security lighting and a single step gives access to the front door. At the rear of the property, there is a lovely Indian slate patio area with timber fenced borders, perfect for outdoor entertaining. The rear garden has a southerly aspect.



### Tenure

The vendor informs us that the property is freehold.

# Shakespeare Buildings, Mount Road, Marsh Huddersfield,

Directions

