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Forrest Avenue, Marsh Huddersfield,

Offers over £375,000

Only by an internal inspection can the true quality and character of this stunning, stone built period style four-bedroom end-terraced family home be fully appreciated. The property offers spacious accommodation arranged over three levels and is beautifully presented throughout. It retains a wealth of original features, seamlessly blended with tasteful modern refinement. Conveniently located close to well-regarded schools, and the hospital, it is suited to a growing family while providing a versatile living space. The accommodation comprises an entrance hall, living room with feature fireplace, kitchen with integrated appliances and dining room. The basement room is currently utilised as a utility, with a separate entrance from the rear garden. On the first floor, there are three bedrooms and a contemporary style house bathroom. The master bedroom is positioned on the second floor and incorporates a walk-in wardrobe and enjoys ensuite facilities. Externally, there is a summer house that could be utilised as a work-from-home office and a double garage with a separate entrance. The front garden is low-maintenance and, at the rear, there is a lovely, enclosed garden with a patio, lawn, shrubbery borders and raised decking.

**Forrest Avenue, Marsh
Huddersfield,**

Floorplan



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

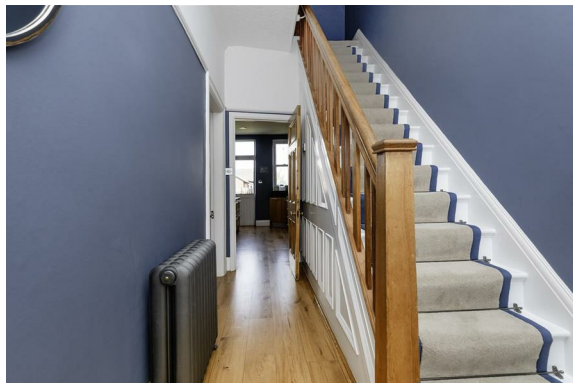
Forrest Avenue, Marsh Huddersfield,

Details



Entrance Hall

A composite door with double-glazed inserts and a decorative stained glass panel opens to the spacious entrance hall. There is a ceiling light point, a contemporary style radiator and oak flooring running throughout. A feature staircase with panelling leads up to the first floor landing and an original, solid wood door gives access to the living room.



Living Room

This reception room has floor-to-ceiling sash windows with decorative stained glass panels allowing lots of natural light from the front elevation. The focal point of the room is an open living flame gas fire, set to a limestone hearth and surround. The room also has a radiator.



Forrest Avenue, Marsh Huddersfield,

Details



Dining Room

This spacious room is positioned at the rear of the property and has decorative coving to the ceiling, a ceiling rose, a ceiling light point and a radiator. There is plenty of room for freestanding furniture and full length windows with decorative stained glass panes allowing lots of natural light. There is a cast iron fireplace, set to a granite hearth, home to a living flame gas fire.



Kitchen

The kitchen has a range of wall and base units, drawers, roll-edge granite worktops with matching upstands and a one-and-a-half bowl stainless steel sink with grooved drainer. Integrated appliances include a double oven and hob, microwave and dishwasher. There is a continuation of the oak flooring and a uPVC window allows natural light from the rear elevation. Access can be gained to the rear garden via a timber stable style door with glazed inserts. The room has ceiling downlighting, two radiators and, from here, access can be gained to the cellar.



Cellar

The cellar is currently utilised as a utility room and has separate access to the garden via a timber door. There are three useful rooms, ideal for extra storage space. The utility area has working surfaces, plumbing for an automatic washing machine and space for a dryer. This room is home to the electric fuse board and the Vaillant central heating boiler.

Forrest Avenue, Marsh Huddersfield,

Details



First Floor Landing

From the entrance hall, a balustrade and spindle staircase leads up to the first floor landing, where there is a ceiling light point and access can be gained to the following rooms:



Bedroom Two

This double bedroom is positioned at the front of the property and has a lovely uPVC double-glazed sliding sash window allowing natural light into the room. It has feature panelling to one wall, a useful fitted wardrobe with shelving to one alcove, a ceiling rose, a ceiling light point and a radiator. There is a cast iron fire surround set to a marble hearth.



Forrest Avenue, Marsh Huddersfield,

Details



Bedroom Three

This bedroom is positioned at the rear of the property and has a lovely view over the rear garden and beyond via a uPVC double-glazed sliding sash window. There is a ceiling rose, a ceiling light point, a radiator and, again, a cast iron fireplace set to a marble hearth.



Bedroom Four

This bedroom is positioned at the front of the property and has a sliding sash uPVC double-glazed window. This room could be utilised as a fourth bedroom or work-from-home study, etc. It has a ceiling light point, a radiator and useful fitted wardrobes with various hanging rails and shelving.



Forrest Avenue, Marsh Huddersfield,

Details



House Bathroom

The bathroom has a contemporary style white suite. There is a low-level WC and a deep bowl hand basin with twin taps set to a timber and brass cabinet with a towel rail and shelving. The tiled bath has a jacuzzi feature and a contemporary mains fed waterfall shower fitting. There is tiling to the floor with contrasting tiling to the walls, a storage cupboard with shelving, perfect for storing linen and toiletries, and a wall-mounted LED mirror with demister function. There is a chrome ladder style heated towel rail and a uPVC window incorporating a blind allows natural light from the rear elevation.



Bedroom One

From the first floor landing, a staircase with a glass balustrade gives access to bedroom one, which acts as the master bedroom of this lovely home. It has two Velux windows allowing natural light from the rear elevation, exposed beams to the ceiling, an additional skylight and ceiling downlighting throughout. There is a decorative wall light, two radiators and under eaves storage. Being the master bedroom, it has a walk-in wardrobe with hanging rails and ceiling downlighting and an en suite shower room.



Forrest Avenue, Marsh Huddersfield,

Details



En Suite Shower Room

This room has a white suite comprising a low-level WC with a concealed cistern, a wall-mounted hand basin with twin taps and a walk-in shower cubicle with a sliding splash screen, home to an electric shower. There is oak flooring running throughout, an exposed beam to the ceiling, a Velux window allowing natural light, three wall light points and a wall-mounted mirror.



External Details

At the front of the property, there is a low-maintenance garden area with raised shrubbery borders and a wrought iron access gate providing access to a block paved pathway leading to the front door. At the rear, there is a lovely fenced and walled garden area with an Indian slate patio seating area and a lawn with shrubbery borders. There is a raised decked area, perfect for outdoor entertaining, and a summer house with double-glazing throughout, power and lighting. This is a great addition to the garden and could be utilised as a work-from-home space. The double-fronted garage has an up-and-over-door, power and lighting. If the garage is not required, this area could be redesigned for use as off-road parking. There are outdoor power points, security lighting and a water point.



Tenure

The vendor informs us that the property is freehold.

Forrest Avenue, Marsh Huddersfield,

Directions

