Martin Thornton
ESTATE AGENTS

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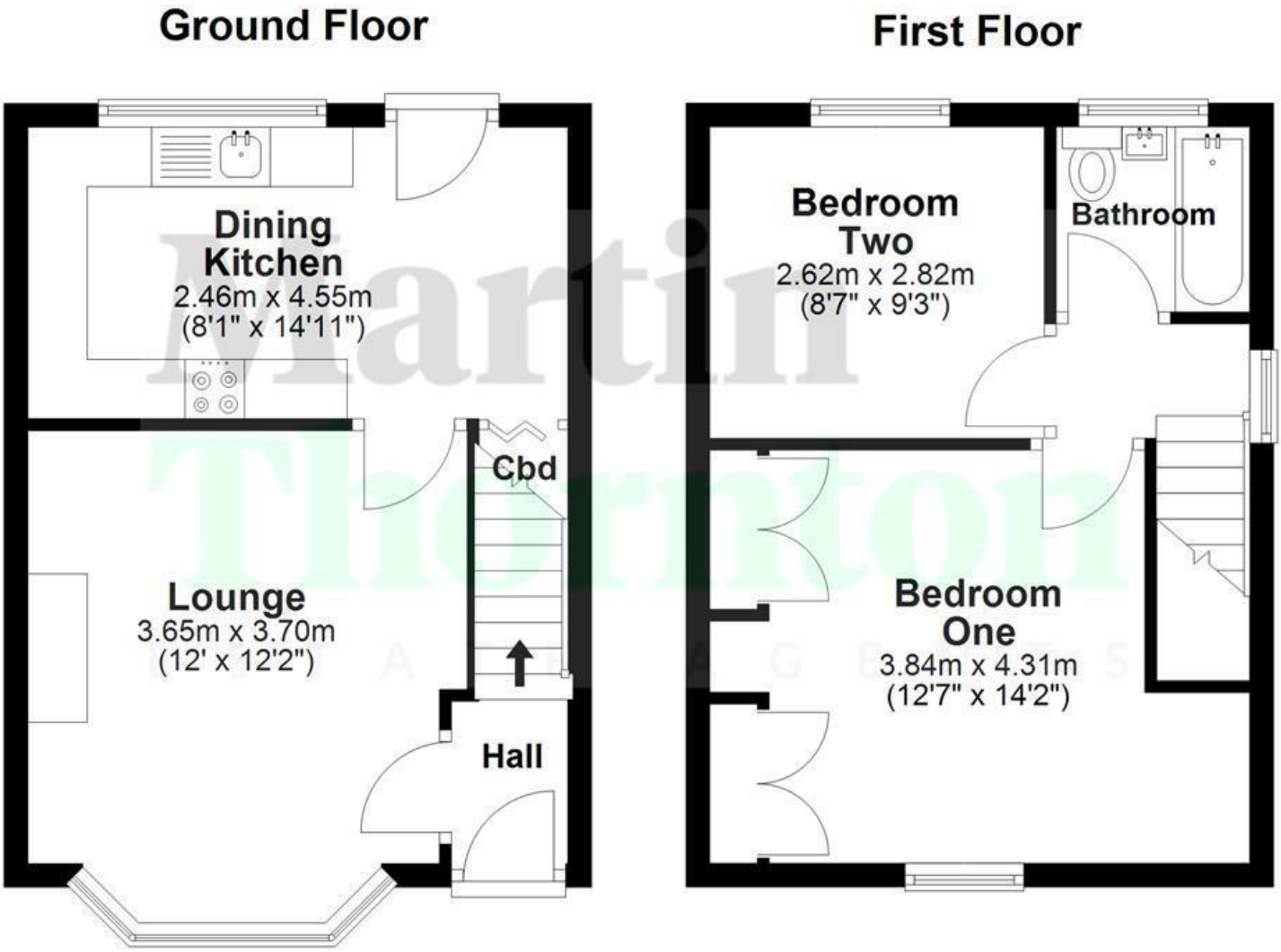
Rose Avenue, Marsh
Huddersfield,

Offers over £170,000

Located in this popular area, midway between Lindley and the town centre, this is a well-appointed two-bedroom semi-detached home. It offers ideal young family accommodation, with nearby amenities including schooling, hospital and retail. It would also make a perfect commuter base. The accommodation comprises an entrance lobby, window with bay window and wood burning stove, and rear dining kitchen with some built-in appliances. On the first floor are two double bedrooms, the master bedroom being particularly spacious, and a contemporary bathroom with a three-piece white suite. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there are gardens to the front and rear, the rear garden being of a good size, with artificial grass, seating areas and a storage shed.

Rose Avenue, Marsh
Huddersfield,

Floorplan



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

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Details

Entrance Lobby
An external composite door with opaque glazed panels gives access to the entrance lobby. This has oak effect laminate flooring, a staircase rising to the first floor accommodation and a radiator. An oak door opens into the living room.

Living Room
This good-sized reception room is positioned at the front of the property and has a large uPVC bay window incorporating double-glazing, making the room particularly light and bright. There is a continuation of the oak effect flooring. The focal point of the room is a Flavel glazed-door wood burning stove, set to the chimney breast, on a stone flagged hearth. There is built-in shelving to the alcoves, cornice style coving to the ceiling and a radiator. An oak internal door leads through to the dining kitchen.

Dining Kitchen
Positioned at the rear of the property and running the full width of the home, this room can accommodate a good-sized formal dining table. The kitchen area has an array of units to high and low levels, with working surfaces and a one-and-a-half bowl stainless steel sink with a mixer tap. Integrated appliances include an induction hob and fan oven with a stainless steel splashback and filter hood above. There is plumbing for an automatic washer, space for a freestanding fridge freezer and concealed is the boiler for the central heating system. The kitchen section has laminate flooring, with the adjoining dining area having neutral coloured carpeting. The room has an under stairs storage cupboard, a rear uPVC window overlooking the garden and a radiator. A composite door with glazed panels leads out into the garden.

First Floor Landing
From the entrance lobby, the staircase rises to the first floor landing, which has a uPVC window to the side elevation. All the first floor rooms have oak internal doors.

Bedroom One
This large double bedroom is positioned at the front of the property and has plenty of space for furniture. It has built-in double wardrobes to the alcoves with hanging rails and storage. There is a uPVC window and a contemporary upright radiator.

Bedroom Two
This double bedroom is positioned at the rear of the property and has plenty of space for furniture. There is a uPVC window with views over the garden, and a radiator.

Bathroom
The stylish bathroom has a white three-piece suite comprising a roll-top style bath with a curved shower screen, an overhead waterfall style shower fitting and a hand-held shower attachment; a wall-mounted hand basin and a low-level WC. There is tiling to the floor and walls, with one having feature tiling in a herringbone pattern. The room has an opaque uPVC window, an extractor fan, ceiling downlighting an a chrome ladder style radiator.

External Details
In front of the property is a low-level perimeter wall and a metal gate leading to steps up to the front garden. There is an area of artificial grass and coloured slate, designed for ease of maintenance. The good-sized rear garden is level with an artificial grassed area and a pathway with coloured slate one either side. There is a brick built outhouse, ideal for storing wood, etc., and a timber shed with a paved area. There is an external water supply.

Tenure
The vendor informs us that the property is freehold.

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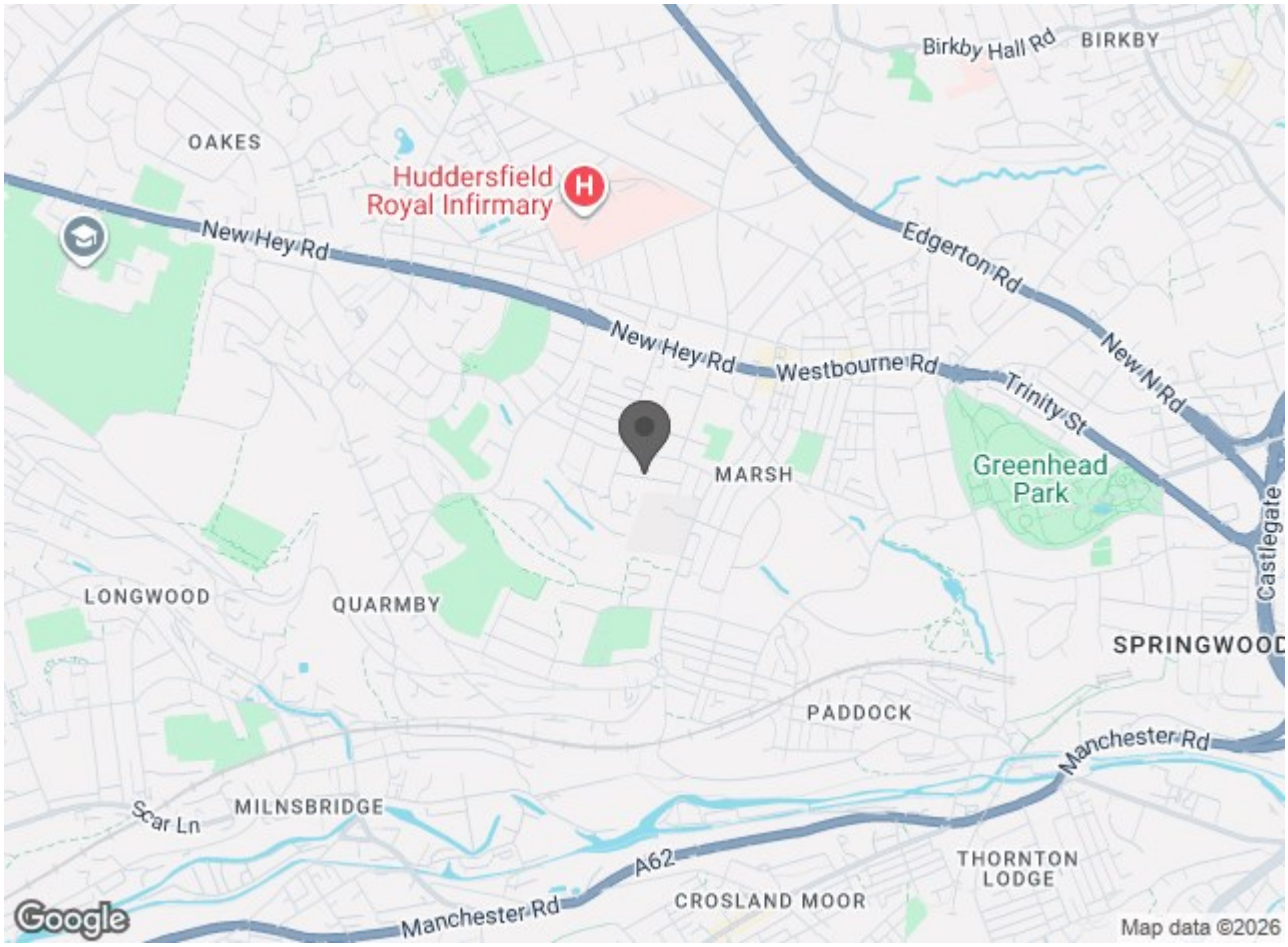
Huddersfield,

Directions



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