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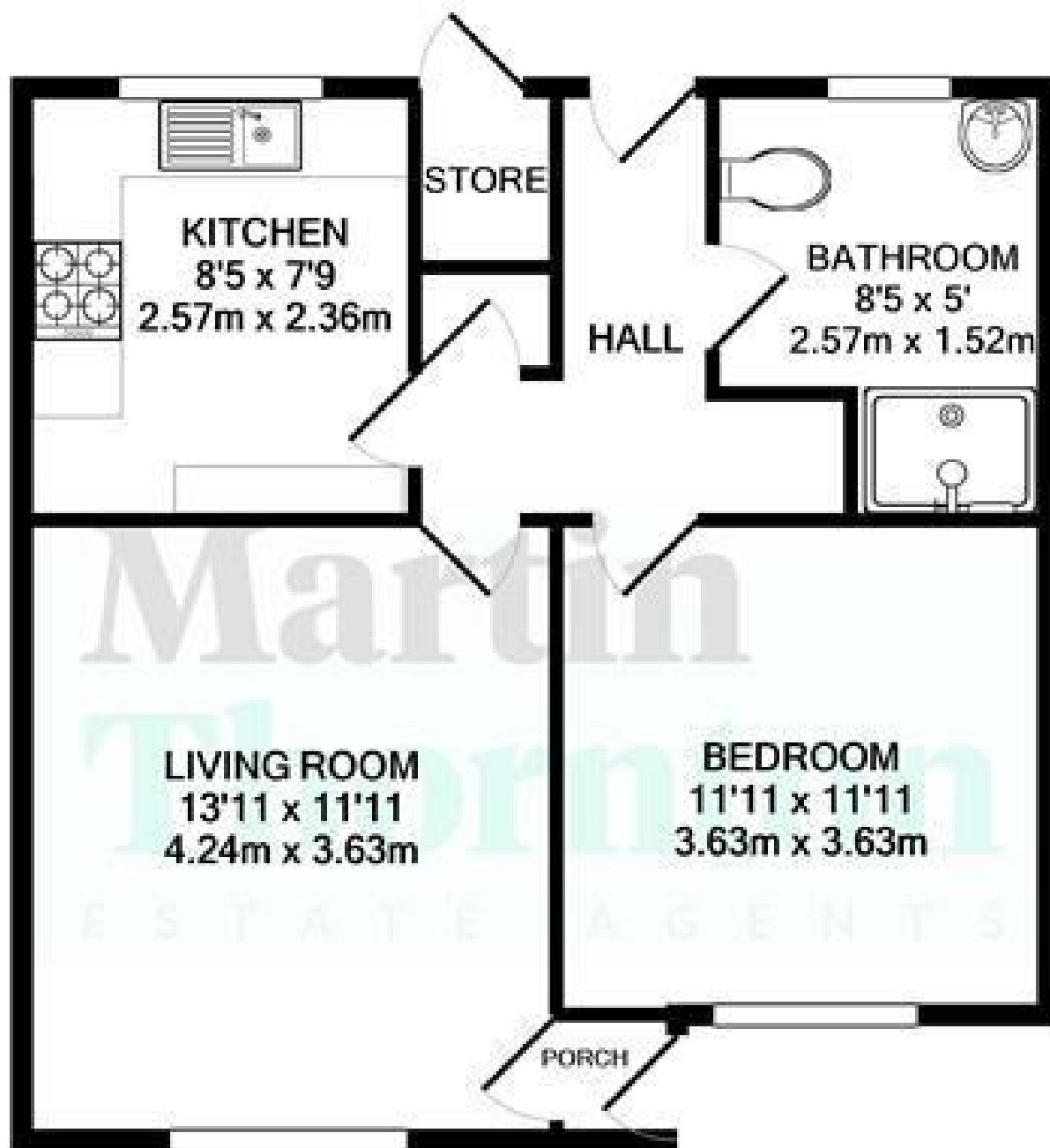
**Jim Lane, Marsh  
Huddersfield,**

**Offers in the region of  
£150,000**

Having been recently modernised by the current owners to a good standard is this well-presented, one bedroomed, true bungalow. The property is nestled within walking distance of Marsh with its various amenities and may well prove suitable for those persons requiring accommodation on one floor. Briefly comprising of entrance hall, living room, kitchen with some integrated appliances, Master bedroom and a modern, contemporary style shower room. The property benefits from gas central heating and is fully uPVC double glazed. Externally, to the front is a small, flagged patio area with a communal hanging area to the rear.

**Jim Lane, Marsh  
Huddersfield,**

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# Jim Lane, Marsh Huddersfield,

## Details



### Entrance Porch

A uPVC door with a decorative glazed insert opens to the entrance porch, which has tiled flooring and a timber door gives access to the living room.

### Living Room

This reception room is positioned at the front of the property and has a lovely view via a uPVC double-glazed window. It has a central ceiling light point and a radiator. The focal point of the room is a wall-mounted electric fire. A timber door gives access to an inner hallway.



### Inner Hallway

The hallway has a useful fitted storage cupboard, home to the main central heating boiler. There is an additional cupboard, home to the fuse box. There is a central ceiling light point, a radiator, laminate style flooring running throughout and a uPVC door giving access to the rear garden.

### Kitchen

Located at the rear of the property, the kitchen has a range of modern high gloss wall and base cupboards, roll-edge worktops with matching up-stands and a breakfast bar. There is a stainless steel sink unit and integrated appliances include an oven, five-ring gas hob with overlying filter hood and downlights, and a dishwasher. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. The room has vinyl style flooring, a central ceiling light point and a radiator. A uPVC double-glazed window allows natural light from the rear elevation.



# Jim Lane, Marsh Huddersfield,

## Details



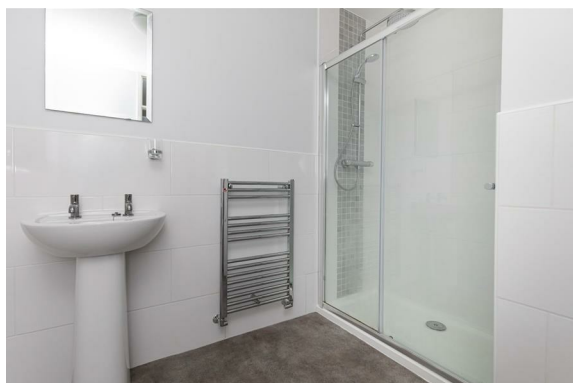
### Bedroom

This double bedroom is positioned at the front of the property and a pleasant outlook via a uPVC double-glazed window. It has a central ceiling light point, a radiator and access loft space.



### Shower Room

This room has a modern white suite comprising a low-level WC, pedestal hand basin with twin taps and a double walk-in shower cubicle with sliding doors, home to a waterfall style shower. There is vinyl style flooring, appropriate tiling to the walls, a ceiling light point, an extractor fan and a chrome ladder style heated towel rail. Natural light is via a uPVC double-glazed window.



# Jim Lane, Marsh Huddersfield,

## Details



### External Details

To the front of the property there is a lovely flagged patio seating area with space for potted plants and outdoor lighting. The front of the property can be a real sun trap, benefitting from a southerly aspect. At the rear of the property, there is a flagged pathway and a lawn, which has shrubbery borders and backs onto the playing fields.



### Tenure

The vendor informs us the property is Freehold.

**Jim Lane, Marsh**  
**Huddersfield,**  
Directions

