

MARSH & MARSH PROPERTIES

356 New Hey Road, Huddersfield, HD3 4GQ

£150,000



****ATTENTION ALL FIRST TIME BUYERS, YOUNG COUPLES/FAMILIES OR BUY-TO-LET INVESTORS**** A TWO BEDROOM home is available with vacant possession and is situated in Oakes offering quick and easy access to the M62 motorway. Local amenities and schools are also nearby, making it an ideal location for convenience and practicality. In brief, the ground floor comprises a spacious lounge and a well-appointed kitchen. Upstairs, you will find a landing, two double bedrooms, and a house bathroom, providing comfortable living throughout. Externally, there is a garage with an up and over door accompanied by a parking space for a vehicle.

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LIVING ROOM 4.0 x 4.2m (13'1 x 13'11)



The lounge features an open staircase, adding to the sense of space. Ceiling coving enhances the room's charm, while a UPVC window allows natural light to fill the space. A fireplace with an electric fire provides a cozy focal point, complemented by a radiator.

DINING KITCHEN 4.0 x 3.5m (13'1 x 11'5)

The kitchen is fitted with a range of wall and base units, offering ample storage. It features a sink with a chrome mixer tap, a UPVC window, and a composite back door. There is space and plumbing for a washing machine, along with two radiators for added warmth. An extractor fan ensures proper ventilation, and there is also useful under-

stair storage, housing the combination boiler.



LANDING

The landing features a radiator, loft access, and a useful storage cupboard. It is finished with ceiling coving for added detail and provides access to both bedrooms and the bathroom.

BEDROOM ONE 4.0 x 3.7m (13'1 x 11'11)

A large bedroom featuring spacious fitted wardrobes and drawers, providing ample storage. It also includes a useful storage cupboard, a radiator for warmth, and elegant coving on the ceiling. Two UPVC windows allow plenty of natural light to brighten the room.



BEDROOM TWO 2.0 x 3.5m (6'6 x 11'7)



A small double bedroom featuring a useful storage cupboard, coving on the ceiling, a radiator for

warmth, and a UPVC window that allows natural light to fill the space.



BATHROOM



A three-piece suite featuring a bath with a handheld shower above, a pedestal sink, and a low-flush toilet. The bathroom is finished with tiled walls, a radiator for warmth, and a UPVC window that lets in natural light.

EXTERNAL

To the front, there is a flagstone pathway leading up to the property, with a grass banking adding a touch of greenery. At the rear, you will find a flagged path and a tiered garden. Additionally, is the garage and a parking space.

GARAGE 5.11 x 2.48

A single car garage with an up and over garage door.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are

approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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First Floor

Ground Floor

75 sq. m / 804 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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