

# MARSH & MARSH PROPERTIES

19 Fell Grove, Ferndale, Huddersfield, HD2 1NQ

£245,000



This three bedroomed end-townhouse is situated at the head of a quiet cul-de-sac in Ferndale, on a sought after housing development. As soon as you arrive you will notice the charm of the property's location and the peace and quiet of the surroundings. The property benefits from ample private parking with two driveway parking spaces to the front elevation with an attached single garage to the rear offering an additional secure parking space or the ideal place for storage. The house has a well-maintained lawned garden to the front elevation, with space for a small seating area, which enhances the kerb appeal of the property. To the rear of the property is a fully enclosed and private garden, ideal for children and pets, with space to sit out on a composite decking with a large lawn and shrub border. This is the perfect family home and certainly is that special something.

As soon as you step inside you can immediately see the love, care and attention that has gone into turning this Townhouse into a *Townhome*. With a high quality finish throughout, presented with a modern style and décor that offers a property that is ready to move into. With its open plan ground floor living area, ground floor WC, three double bedrooms over two floors (one with en-suite) and house bathroom.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

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The property is situated close to Huddersfield town centre with regular bus services and connections. Huddersfield also offers an excellent, and well connected, train station with ample services to the surrounding area. The M62 is a short 5 minute drive away providing quick connections to the major cities of Leeds, Manchester and Bradford. The property is also within the catchment areas of good primary and secondary schools.

Owing to the numerous fantastic features on offer with this family home, with the beautifully presented rear garden, ample private parking and beautifully presented internals, an appointment to view is essential in order to fully appreciate this property.

From the front of the property a composite door opens into the

### HALLWAY



A welcome reception as soon as you step inside, the light and bright hallway offers a charming first impression, with its solid Rosewood flooring, central light fitting, single radiator, wall mounted coat hooks, alarm control panel and a under stairs cupboard.

From the hallway a wooden door opens into the

### KITCHEN & DINING AREA

A well-presented and open plan kitchen and dining area that leads directly into the living room, all being in a large "L" shape, to create a modern living communal area. The kitchen features laminated work surfaces to one side, with over and under counter cupboards and drawers offering additional storage space. The kitchen

offers plenty of space for a dining table to one side. With its integrated hob, integrated oven, stainless steel extractor hood, splashback tiling, plumbing for a washing machine, uPVC double glazed window to the front elevation, ceiling inset spotlights, plumbing for a dishwasher, double radiator, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.



The kitchen and dining area leads into the

### LIVING ROOM

A spacious and open living room that offers a fantastic view over the rear garden via its full wall length bi-folding doors that opens out directly into the garden creating a feeling of bringing the



outside in. The living room has plenty of space for a suite along with additional living room furniture. With a solid rosewood floor, central light fitting, single radiator and television access point. The living room has an access door to the hallway directly should the new owners wish to utilise an alternative access.



From the hallway a wooden door opens into the

### WC



A useful addition to the property offering ground floor facilities. With a close coupled toilet, washbasin, single radiator, ceiling inset spotlights, single radiator, extractor fan and rosewood flooring.

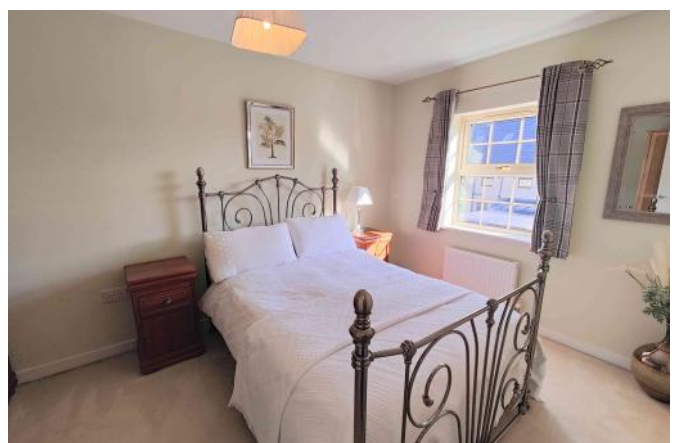
From the hallway a carpeted staircase leads up to the

### LANDING

With a carpeted floor, cupboard storage, single radiator and central light fitting.

From the landing a wooden door opens into

### BEDROOM 2







A generous second bedroom that offers ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, single radiator, central light fitting and a uPVC double glazed windows to the front elevation.

### BEDROOM 3



Another good sized bedroom, again offering ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, single radiator, central light fitting and a uPVC double glazed windows to the rear elevation.

### BATHROOM

A well laid out house bathroom that creates the

ideal place to relax at the end of the day. The bathroom features a panel bath, over bath shower, washbasin, close coupled toilet, airing cupboard, frosted uPVC double glazed door to the rear elevation, central light fitting, single radiator, rosewood floor, splashback tiling and extractor fan.



From the landing a wooden door opens to a small ante room, featuring a central light fitting, carpeted floor, single radiator and uPVC double glazed window to the front elevation.



From the ante-room a carpeted staircase leads up to the

### MASTER BEDROOM





A large master bedroom that offers plenty of room for a king sized bed along with additional bedroom furniture. The room benefits from being dual aspect with a uPVC double glazed window to the front elevation along with a Velux window to the rear elevation, bathing the whole room in natural light. With a carpeted floor, central light fitting and single radiator.

From the master bedroom a wooden door opens into its

### EN-SUITE

A beautifully presented en-suite shower room that makes excellent use of the space on offer. With a corner shower cubicle, pedestal washbasin, close

coupled toilet, Velux window, stainless steel towel radiator, central light fitting, extractor fan and rosewood flooring.



### GARDENS



To the rear of the property is the beautifully presented gardens. To the edge of the house is a composite decking space offering a charming space to sit out and relax. From the edge of the decking is a lawned area that leads down to the far end. At the very far end is a patio seating area offering a further seating space or place for a barbeque. The garden is surrounded by shrub bush and wooden fence. The garden has access to the front via a wooden gate, therefore, creating a secure environment, ideal for children and pets.





#### **PARKING & GARAGE**

To the front of the property is a tarmac driveway that offers space for two cars.

To the rear of the drive is an attached single garage offering additional parking space or storage.



#### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.



#### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

#### **LOCATION**

What3words: [///exact.bossy.energy](https://www.what3words.com/#!/exact/bossy.energy)

Google Plus Code: M6FG+W83 Huddersfield

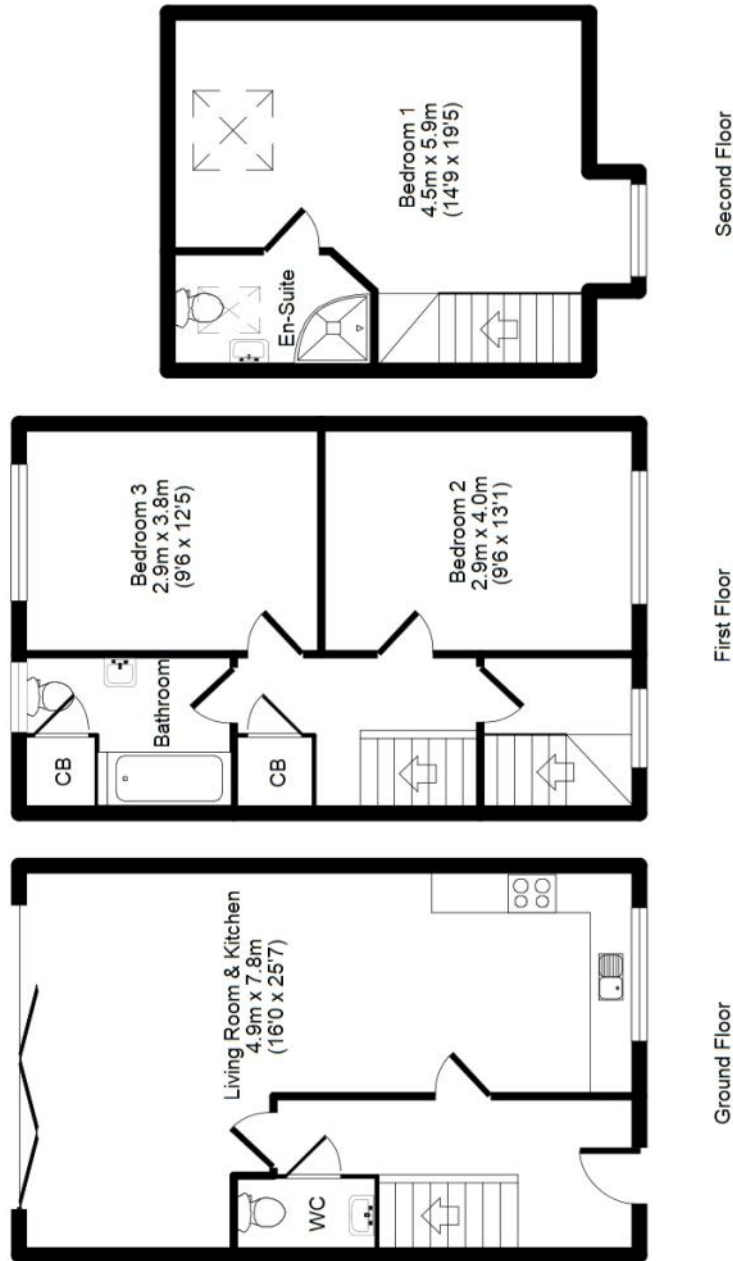
For sat nav users the postcode is: HD2 1NQ

#### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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.

## 19 Fell Grove, Brackenhall, Huddersfield, HD2 1NQ



APPROX GROSS INTERNAL FLOOR AREA: 101 sq. m / 1089 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only. 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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