

MARSH & MARSH PROPERTIES

70 Broomfield Road, Fixby, HD2 2HG

£300,000



This well-presented, three bedroomed, semi-detached, property is situated on the highly sought after location of Broomfield Road in a well-regarded area of Fixby in Huddersfield. The property displays a charming kerb appeal owing to the manicured hedge and lawned frontage that offers a fantastic first impression from the moment you arrive. The front driveway forecourt offers space for two cars as well as ample additional on-street parking. The property benefits from a very generous rear garden, with a large long lawn, with shrub and flowerbed border leading down to the far end.

Internally the property is well presented throughout, with a light, bright and modern style décor, and when twinned with the extension to the rear, offers a large living space. If you are looking for a property that you can move into with little work required this will be the property for you. With its warm and welcoming living room, spacious dining kitchen, sitting room, ground floor WC, three bedrooms (two with space for double beds), well-presented bathroom and also benefitting from a boarded loft offering additional storage space.

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

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The property benefits from being in a very well-connected location, with access to the M62 in just 3 minutes onto junction 24, providing quick access to the major cities of Leeds, Manchester and Bradford. The property is also just a 5 minute drive from Huddersfield town centre offering excellent shops and services. The property also benefits from being close to good local schools within a short commute. There are also regular bus services in the surrounding area, providing quick access to local towns, in addition to the excellent train station in Huddersfield.

Owing to the numerous fantastic features with this property, all offered with the added bonus of being NO CHAIN, an appointment to view is essential.

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

PORCH

With its tiled floor the porch offers the ideal reception into the property, creating a barrier from the external aspect to the internal.

From the porch a uPVC door opens into the

HALLWAY

A welcoming reception into the property, the hall features a double radiator, central light fitting and under stairs cupboard.

From the hallway a wooden door opens into the

LIVING ROOM



A light and bright living room that offers ample space for a three piece suite along with additional furniture. A feature stove style fireplace, on a

tiled hearth and with wooden mantelpiece, offers a fantastic central feature for the whole room. A uPVC double glazed bay window bathes the whole room in natural light. With a carpeted floor, wall mounted light fittings, double radiator and television access point.



DINING KITCHEN



An open and spacious area to the rear of the property that - with its large opening between the dining area, kitchen and sitting room - creates one open space that will suit modern family living. The dining area offers plenty of room for a family dining table and has alcove storage shelving. With a carpeted floor, central light fitting and radiator.



microwave, plumbing for a washing machine, space for a dishwasher, extractor hood, space for a fridge & freezer, ceiling inset spotlights, tiled splashbacks, vinyl floor and an inset 1 ½ stainless steel sink with stainless steel mixer tap.



The dining kitchen leads directly (open plan style) into the

SITTING ROOM



The kitchen area features a solid wooden work surface in a "U" shape, with over and under counter cupboards and drawers, which creates a highly functional kitchen space. With an integrated hob, integrated oven, space for a

A light, bright and open sitting room, positioned overlooking the rear gardens. Owing to its dual aspect nature it is bathed in natural light, with two uPVC double glazed windows and double glazed wooden double doors, as well as providing access to the rear. The room offers space for a three

piece suite and features a carpeted floor, radiator, ceiling inset spotlights and television access point.



From the hallway a wooden door opens to the

WC

A useful addition to the property offering ground floor facilities. With a tiled floor, pedestal washbasin, low flush toilet, frosted uPVC double glazed window to the side elevation and central light fitting.

From the hallway a carpeted staircase leads up to the

LANDING



With a carpeted floor, double glazed window to the side elevation, loft access hatch (opening into a part boarded loft offering ample storage space) and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom offering ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a double glazed window to the front elevation.

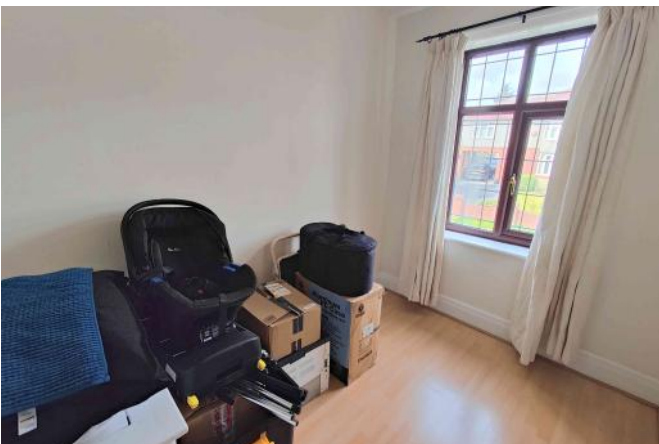
BEDROOM 2

Another generous bedroom, again offering space

for a king sized bed along with additional furniture. The room's double-glazed window overlooks the rear garden offering a charming outlook. With a carpeted floor, central light fitting and single radiator.



BEDROOM 3



An ideal guest bedroom, work from home office or child's room; with its wood laminate floor, double glazed window to the front elevation, central light fitting and single radiator.

BATHROOM

A well laid out bathroom that makes excellent use of the space on offer. With a panel bath, low flush toilet, corner shower cubicle, pedestal

washbasin, ceiling inset spotlights, tiled splashbacks, tiled floor, stainless steel towel radiator and frosted double glazed window to the rear elevation.



GARDENS



To the rear of the property is the large and long lawned garden. Bordered by shrubs and flowerbeds and with a central patio seating space and side pagoda, this garden is ideal to sit out and relax or to have a barbeque. To the far end is a substantial garden shed that offers plenty of additional storage space.



PARKING

To the front elevation there is forecourt parking for up to two cars.

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: [///nods.solved.winter](https://www.what3words.com/#!/nods.solved.winter)

Google Plus Code: M6H7+433 Huddersfield

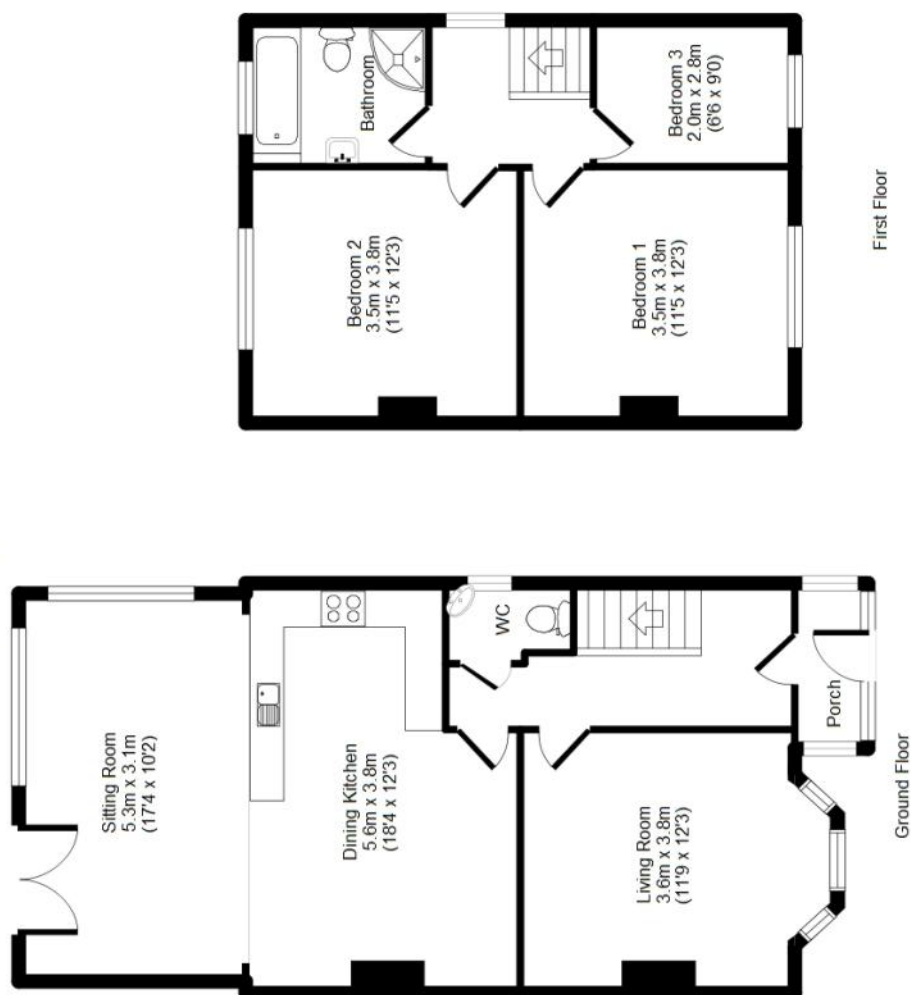
For sat nav users the postcode is: HD2 2HG

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.

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APPROX GROSS INTERNAL FLOOR AREA: 103 sq. m / 1107 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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