

MARSH & MARSH PROPERTIES

8 Rose Hill Drive, Huddersfield, HD2 2GA

£575,000



If you are looking for a premium family home, this will be the property for you. Situated in a sought-after corner plot location on Rose Hill Drive, in a well-regarded area of Huddersfield, just “round the corner” from The Huddersfield Hospital. This four bedroomed, detached, home is also offered with added advantage of being NO CHAIN. From the moment you arrive you will immediately appreciate the charm and fantastic opportunity on offer. To the front of the property is a charming lawned garden with a spacious lawn and patio garden to the side and rear of the property (southerly facing), all private, offering the ideal place to sit back and relax. A double driveway leads to a double garage offering a large amount of private and secure parking spaces.

Internally the property will certainly impress and delight, being offered in neutral and modern colour schemes throughout, all in good condition, therefore, offering the potential for a prospective buyer to move in with little work required. With its large and long living room, open plan dining kitchen, usable room/gym located behind the garage, utility room, ground floor WC, four double bedrooms (three with ample space for a king sized bed and one with fitted wardrobes and en-suite) and a house bathroom. This expansive property offers the ideal space for a large family or professional couple looking for a spacious and beautifully presented home.

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The property benefits from being in a very well-connected location, with access onto junction 24 of the M62, in just 5 minutes, 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 fantastic features on offer with this property, its modern internals, ample parking and spacious gardens (in its corner plot), all with the added advantage of NO CHAIN, an appointment to view is essential.

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

HALLWAY



A bright and spacious entrance hallway that offers the ideal first impression from the moment you step inside. The hallway benefits from additional under stairs storage space along with offering access throughout the ground floor. With a

carpeted floor, single radiator, wall light fittings and cornice to ceiling.

From the hallway a double glass panel wooden door opens into the

LIVING ROOM



This large and long living room offers a fantastic amount of space that will certainly suit any family looking for the perfect communal space. The room receives ample natural light owing to two uPVC double glazed windows, to two aspects, with a large uPVC double glazed sliding door that opens onto the raised patio, to the side elevation, overlooking the gardens. A central stove style gas fire, on a tiled hearth with wooden mantelpiece,

creates a charming central feature. With a carpeted floor, two radiators and television access point.

From the hallway a double glass panel wooden door opens into the

DINING KITCHEN



The large and open plan dining kitchen has been expertly created to offer the ideal place for family meals and entertaining. The room offers ample space for a large family dining table to one side of the room. The kitchen has a solid work surface to one side, with over and under counter cupboards and drawers, in addition to the large island solid work surface in the centre of the kitchen area,

creating the perfect kitchen space. The room is well illuminated via numerous, ceiling, inset spotlights in addition to the two uPVC double glazed windows, to the rear elevation, overlooking the gardens. With an integrated hob, stainless steel extractor, two fitted ovens, fitted microwave, modern style radiator, fitted dishwasher, fitted fridge/freezer and a stainless steel inset sink with stainless steel mixer tap.



From the dining kitchen a solid wooden door opens into the

USABLE ROOM / GYM



A highly useful addition to the property, this mix-use room can suit a variety of needs and is currently used as a gym. This would make the perfect location for a work from home office, play room or snug. The room offers access to the rear elevation via a composite door. With a large double-glazed window to the rear elevation, single radiator, wood laminate floor and ceiling inset spotlights.

From the dining kitchen, or hallway, a solid wooden door opens into the

UTILITY ROOM



A fantastic addition to the property, this large utility room offers the ideal work space that's tucked away from the main area of the property. With a laminated work surface to one side, wood laminate flooring, plumbing for a washing machine, space for a dryer, cupboard storage space, drying area, single radiator and ceiling inset spotlights.

From the hallway a solid wooden door opens into the

WC



Another excellent addition, offering ground floor facilities. With a pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, ½ tiled walls, vinyl floor, modern style radiator and central light fitting.

From the hallway a series of carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting, large and arched uPVC double glazed window to the front elevation, single radiator and loft access.

From the landing a solid wooden door opens into

BEDROOM 1



A large master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. A long, wall length, set of mirrored cupboards offers ample additional storage space. With a carpeted floor, central light fitting, wall mounted light fittings, uPVC double glazed window to the rear elevation and single radiator.

From bedroom 1 a wooden door opens into its

EN-SUITE

A well-presented and spaciouly laid out en-suite

shower room. With a corner shower cubicle, pedestal washbasin, close coupled toilet, wood laminate floor, tiled walls, stainless steel towel radiator, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights and extractor fan.



From the hallway wooden doors open into

BEDROOM 2



A large second bedroom that again offers plenty of space for a king-sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the side elevation and single radiator.



BEDROOM 3



A good sized third bedroom that offers plenty of space for a king sized bed. This room benefits from dual aspect uPVC double glazed windows to the side and front elevations. With a carpeted floor, single radiator and central light fitting.

BEDROOM 4

A perfect child's bedroom, guest room or even work from home office space. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and single radiator.



HOUSE BATHROOM



A large house bathroom that offers plenty of space throughout. With a panel bath, pedestal washbasin, close coupled toilet, corner airing cupboard, tiled walls, wood laminate flooring, ceiling inset spotlights, stainless steel towel radiator, frosted uPVC double glazed window to the front elevation and extractor fan.

GARDENS

To the front of the property is a small lawned garden, that borders the driveway and front pathway, that enhances the kerb appeal and offers a welcoming first impression.



Being a corner plot the property benefits from large gardens to both the rear and side elevations, fully enclosed and private, offering the ideal place to sit back and relax or for children and pets to

play in a secure setting. The rear garden is a lawned area that leads to the side lawned area. The side garden features a raised patio area that is accessible from the living room, ideal for a barbeque. The gardens both have a south and west facing orientation offering the best angle to enjoy the sun throughout the day.



GARAGE & PARKING

To the front of the property is private driveway parking for two cars.

To the rear of the drive an automatic garage door provides access to the double integral garage offering two additional secure parking spaces. The garage features a solid concrete floor, window to

the side elevation, central light fitting and power outlets.

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: [///ozone.ankle.reds](#)

Google Plus Code: M55W+G5J Huddersfield

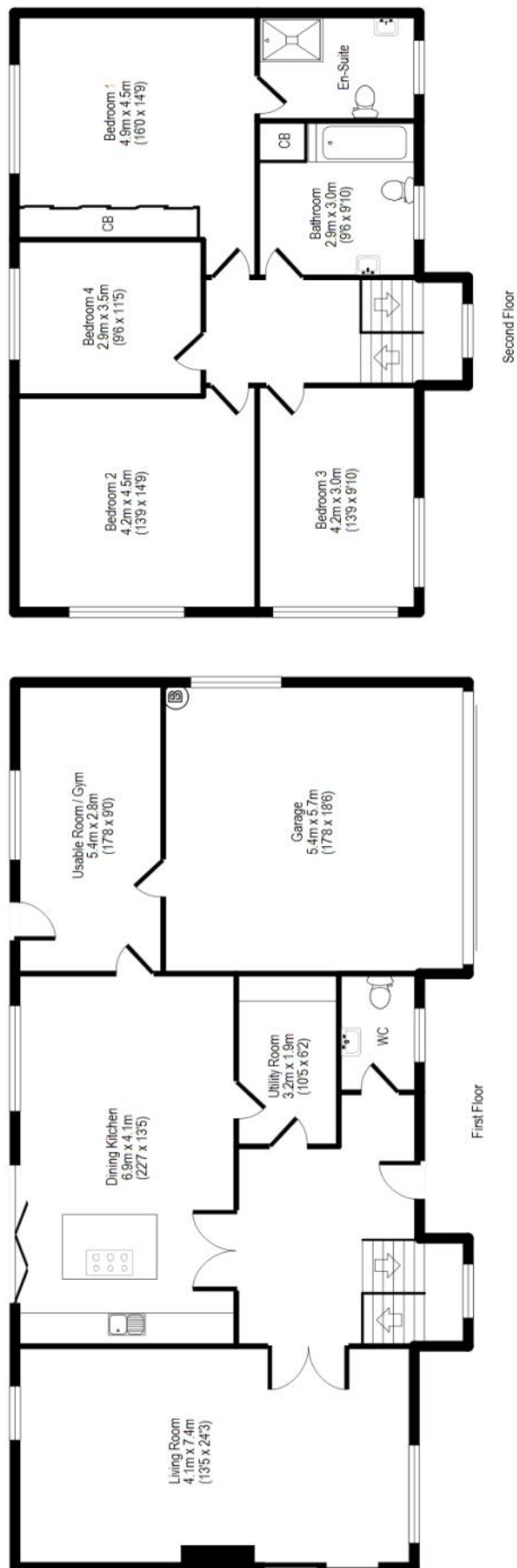
For sat nav users the postcode is: HD2 2GA

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.

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APPROX GROSS INTERNAL FLOOR AREA: 214 sq. m / 2305 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 of any contract or warranty. (c) Marsh and Marsh Properties

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