



12 Abbott Street

Marsh, Huddersfield, HD1 4NS

O.I.R.O £119,000



12 Abbott Street

Marsh, Huddersfield, HD1 4NS

O.I.R.O £119,000



A well maintained, one bedroom terrace property with a low maintenance garden to the front, situated in the popular village of Marsh. Briefly comprising; ground floor - small entrance porch, lounge, kitchen, useful keeping cellar. First floor - good sized double bedroom and a modern spacious house bathroom with large walk in shower. The accommodation could be reconfigured to create a second bedroom if desired. Complete with gas fired central heating and double glazing. The property is ideally situated for Huddersfield town centre, M62 access and Huddersfield Royal Infirmary. Viewing is a must!

**** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ****

Entrance Porch

An entrance porch with locking uPVC door leading into the property.

Living Room

14'9" x 12'1" (4.5m x 3.7m)

A spacious living room overlooking the front of the home with wall mounted and ceiling lighting, a feature gas fireplace, light blue colour scheme and laminate flooring.

Kitchen

11'5" x 4'11" (3.5m x 1.5m)

With wooden base and wall units, oven and hob and space for a fridge freezer and dishwasher. White walls and ceilings and colourful tiled splashbacks. The kitchen overlooks the front of the home and provides access down to the cellar.

Cellar

14'5" x 11'5" (4.4m x 3.5m)

A spacious cellar with storage space and utility space which has the potential to be converted into additional living space.

Bedroom

14'9" x 10'5" (4.5m x 3.2m)

A large double bedroom overlooking the front garden with built in wardrobes, white walls, with a feature wallpaper to the chimney breast and grey carpet.

Bathroom

9'6" x 8'2" (2.9m x 2.5m)

A generously sized four piece bathroom suite with a walk in shower and glass brick splashback, A feature bath tub in the corner, a sink and w/c.

Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

Directions

For Satnav please use the postcode HD1 4NS

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay

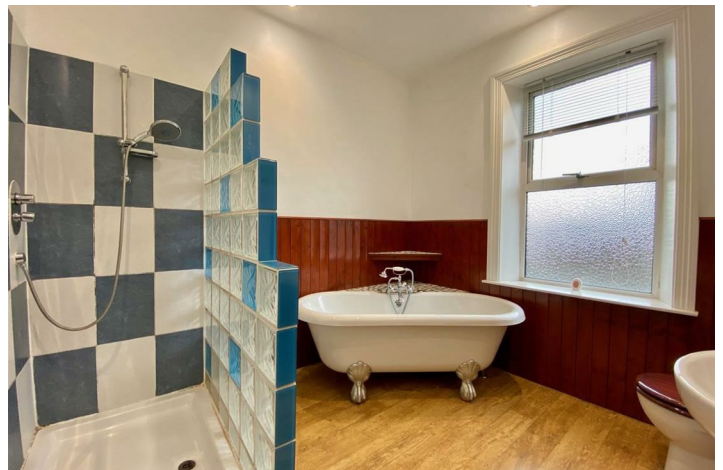
in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



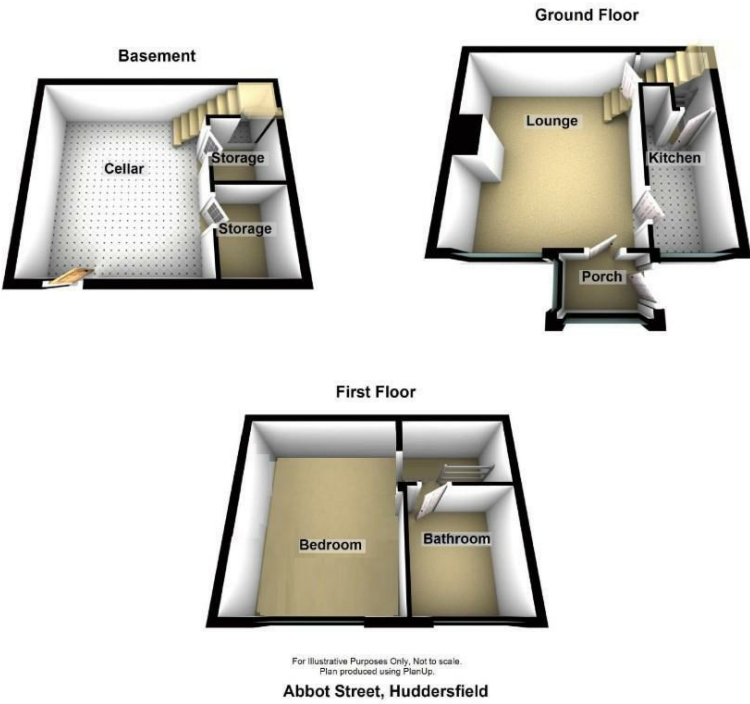
Hybrid Map



Terrain Map



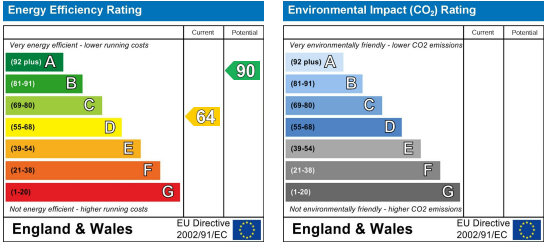
Floor Plan



Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.