



33 Forrest Avenue, Marsh, Huddersfield, HD1 4PL

£265,000

bramleys



This superb, stone built, 3 bedroom through terraced property has accommodation arranged across 3 levels and provides ideal family sized accommodation.

With gas fired central heating, the property has a living room, spacious dining kitchen, 3 double bedrooms and a shower room.

Situated in the popular residential area of Marsh, the property would make an ideal purchase for those with a young and growing family and is situated approximately 1 mile from Huddersfield town centre and within 1 mile of J.25 of the M62 motorway, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible.

Energy Rating: E









## GROUND FLOOR:

Enter the property through a timber and glazed external door into:-

### Entrance Hall

With a central heating radiator and is open plan to the living room.

### Lounge

14'0" x 13'5" (4.27m x 4.09m)

A most spacious living room which has 2 wall light points, deep sunk skirting boards, picture rail decor, heavy ceiling coving, central heating radiator and sash window to the front.

### Dining Room

15'2" x 13'10" (4.62m x 4.22m)

Peacefully situated to the rear of the property, having a uPVC double glazed window, central heating radiator, picture rail decor and a uPVC double glazed rear access door.

## Kitchen

11'5" x 5'9" (3.48m x 1.75m)

Fitted with a range of base units with wood block working surfaces, 1.5 bowl inset stainless steel sink with mixer taps and side drainer, 4 ring gas hob with built-in oven and grill, a uPVC double glazed window and part tiled walls.

## LOWER GROUND FLOOR:

A staircase from the entrance hall leads to the lower ground floor.

### Cellar/Utility

With power and light points, plumbing for a washing machine and provides useful additional storage.

## FIRST FLOOR:

### Landing





### Bedroom

12'9" x 14'0" plus recess 7'2" x 5'5" (3.89m x 4.27m plus recess 2.18m x 1.65m)

This spacious bedroom is fitted with a range of furniture including 5 door built-in wardrobes which provide hanging and shelving, together with overhead storage cupboards. There is also a central heating radiator, 2 sash windows to the front which provide ample natural light and a recessed area which could provide an en suite if required.

### Bedroom

15'0" x 14'0" (4.57m x 4.27m)

Peacefully situated to the rear of the property, having a central heating radiator, sash window to the rear, recessed wardrobes and deep sunk skirting boards.

### Shower Room

Being part tiled to the walls and fully tiled to the shower area. There is a 3 piece suite comprising of a concealed flush WC, ceramic vanity wash bowl with chrome mixer taps and walk-in shower cubicle with curved screen. There is also a central heating radiator and sunken LED lighting.

### SECOND FLOOR:

#### Master Bedroom

19'10" x 16'10" (6.05m x 5.13m)

A most spacious master bedroom which is fitted with sealed unit Velux windows to the rear and dormer to the front. There is a central heating radiator and door which gives access to useful eaves storage.

### OUTSIDE:

The property has garden areas to both front and rear, the rear is fully enclosed with patio lawns and mature borders with flowers, shrubs and bushes.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Trinity Street and at the Gledholt roundabout go straight ahead into Westbourne Road and then take a right hand turning into Croft House Lane and then 3rd left into Forrest Avenue. At the junction with Imperial Road go straight ahead into Forrest Avenue where the property can be found on the left hand side identified by a Bramleys for sale board.

### TENURE:

Leasehold - Term: 999 years from 1 July 1891

Ground Rent: £2.10 per year.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

C

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:


Please call our office to book a viewing 01484 530361.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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