



54 Luck Lane, Marsh, Huddersfield, HD1 4QT  
£220,000

bramleys





This delightful, 2/3 bedroom semi-detached property sits in the desirable area of Marsh, which provides a perfect blend of character and convenience. The property offers character features throughout, whilst also being fitted with a modern kitchen and bathroom, gas fired central heating and uPVC double glazing. Ideally situated for access to the local amenities within Marsh, local schooling including junior and infants, as well as high schools within walking distance and commuter links to Huddersfield town centre and the M62 motorway network.

Externally the property has a driveway which provides off road parking for 2 cars, complemented by low maintenance gardens to both the front and rear. Forming an ideal purchase for the first time buyer, professional couple or young family alike. This distinctive home offers character and practicality in a popular residential location.

Energy Rating: D





## GROUND FLOOR:

Enter the property via a uPVC door with stained glass panels and stained glass panel above.

### Entrance Porch

With a uPVC double glazed window to the rear elevation and access to the lounge.

### Lounge

15'9" x 14'1" max (4.80m x 4.29m max)

Having a fireplace with decorative mantel and surround, central heating radiator and a uPVC window to the front elevation.

### Kitchen

14'8" x 8'11" (4.47m x 2.72m)

Fitted with a range of wall, drawer and base units with laminate work surfaces, tiled splashbacks and a ceramic sink with side drainer. Integral appliances include a 4 ring gas hob with electric oven and extractor hood over, fridge, freezer and space/plumbing for a washing machine. There is also a useful understairs storage, 2 uPVC double glazed windows to the rear elevation, a uPVC double glazed door to the rear elevation and stairs which lead up to the first floor landing.

## FIRST FLOOR:

### Landing

Having access to the loft via a ceiling hatch, useful storage cupboards and access to 2 bedrooms, study and bathroom.

### Bedroom 1

12'3" max x 11'3" (3.73m max x 3.43m)

With built-in wardrobes, a central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom 2

9'0" x 8'1" (2.74m x 2.46m)

Having a storage cupboard above the bulk-head, a central heating radiator and uPVC double glazed window to the rear elevation with large windowsill.

### Study/Bedroom 3

10'2" x 4'2" (3.10m x 1.27m)

Having a central heating radiator, built-in cupboards and a uPVC double glazed window to the side elevation.





## Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin with cupboard beneath and a panelled bath with showerhead attachment. There is also a chrome heated towel rail and a uPVC double glazed window to the rear elevation.

## OUTSIDE:

To the front of the property a flagged pathway gives access to the side entrance porch. The front garden is laid predominantly to lawn, with shrub borders and a walled boundary. To the rear of the property there is a flagged driveway which provides ample off road parking, a flagged pathway which leads to the rear door and a lawned garden with fenced and stone wall borders.

## 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 (A640). Proceed to the roundabout at Marsh and continue straight ahead into Westbourne Road. Proceed through the centre of Marsh, taking a left hand turning immediately before the Co-op supermarket into Reed Street. Proceed to the mini-roundabout continuing straight ahead into Luck Lane where the property will be found on the right hand side.

## TENURE:

Freehold

## COUNCIL TAX BAND:

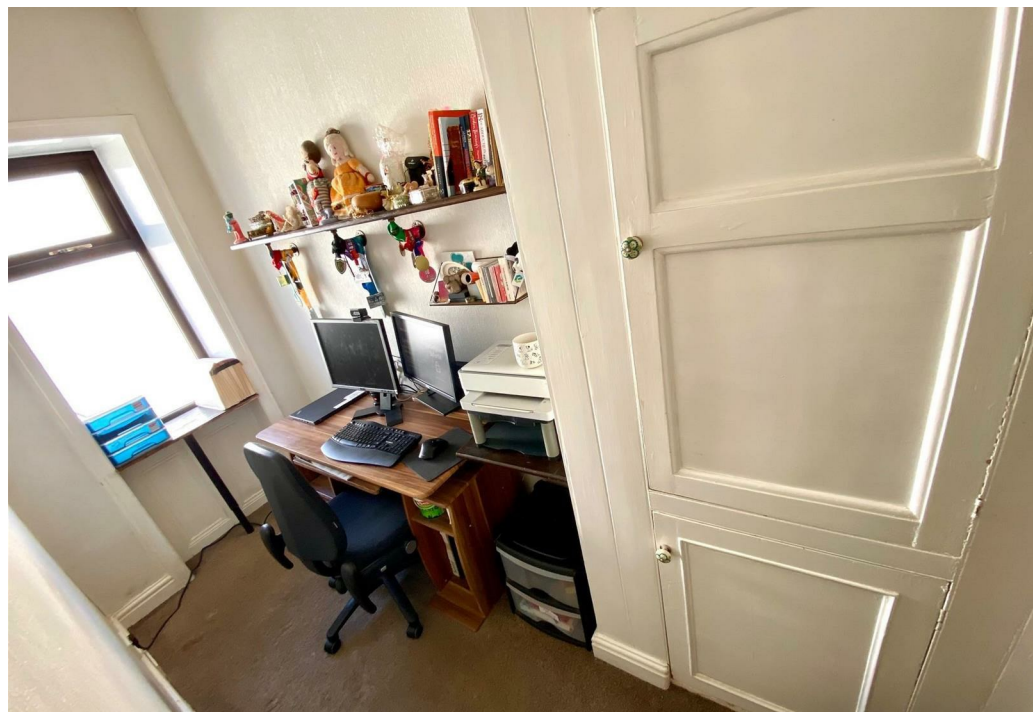
B

## 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:

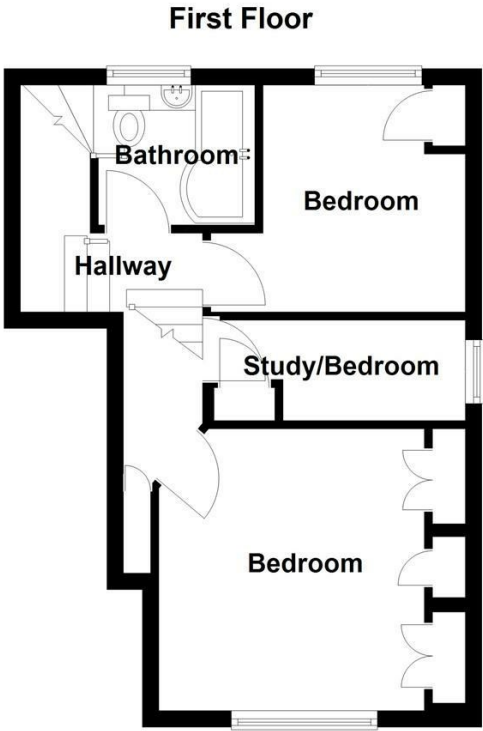
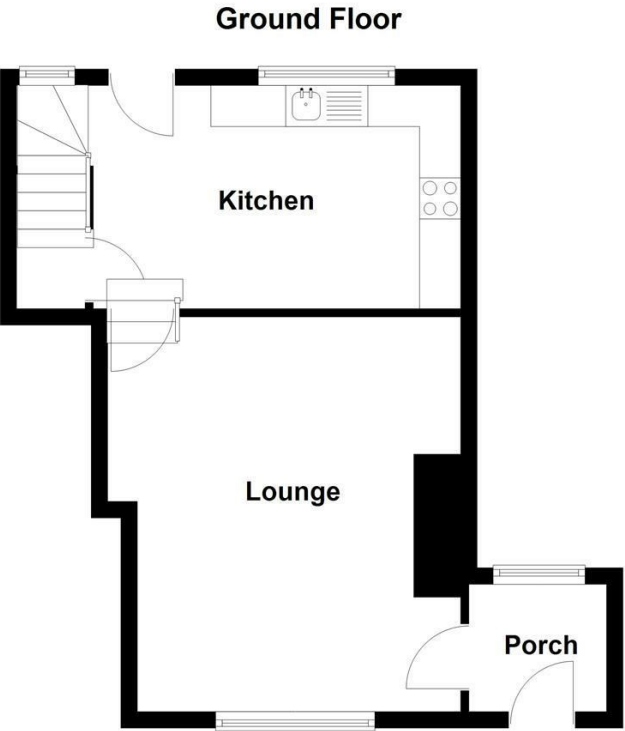
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 83        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 56                      |           |
| (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

Huddersfield | Halifax | Elland | Mirfield

