



26 Broomfield Road

Marsh, Huddersfield, HD1 4QD

A two bedroom through end terrace with enclosed yard area to the front. The property is available with no vendor chain having been rented out until very recently. This two bedroom home is just a short walk away from all the local amenities including the hospital. Briefly comprises entrance lobby, lounge, kitchen, cellar, two bedrooms and a bathroom.

NO VENDOR CHAIN.

£110,000

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- TWO BEDROOM THROUGH END TERRACE
- TWO FIRST FLOOR BEDROOMS AND A BATHROOM
- VERY CONVENIENT LOCATION A SHORT WALK FROM ALL LOCAL AMENITIES
- IDEAL INVESTMENT/FIRST TIME BUY
- LOUNGE, KITCHEN AND KEEPING CELLAR
- NO VENDOR CHAIN

Entrance

Lounge

14'2" x 12'11" (4.32m x 3.94m)

Kitchen

10'0" x 6'8" (3.05m x 2.03m)

Cellar

First Floor Landing

Bedroom 2

7'11" x 6'8" (2.41m x 2.03m)

Bedroom 1

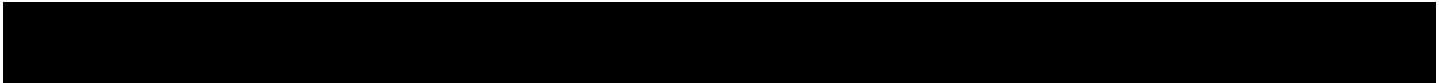
13'1" x 9'4" (3.99m x 2.84m)

Bathroom

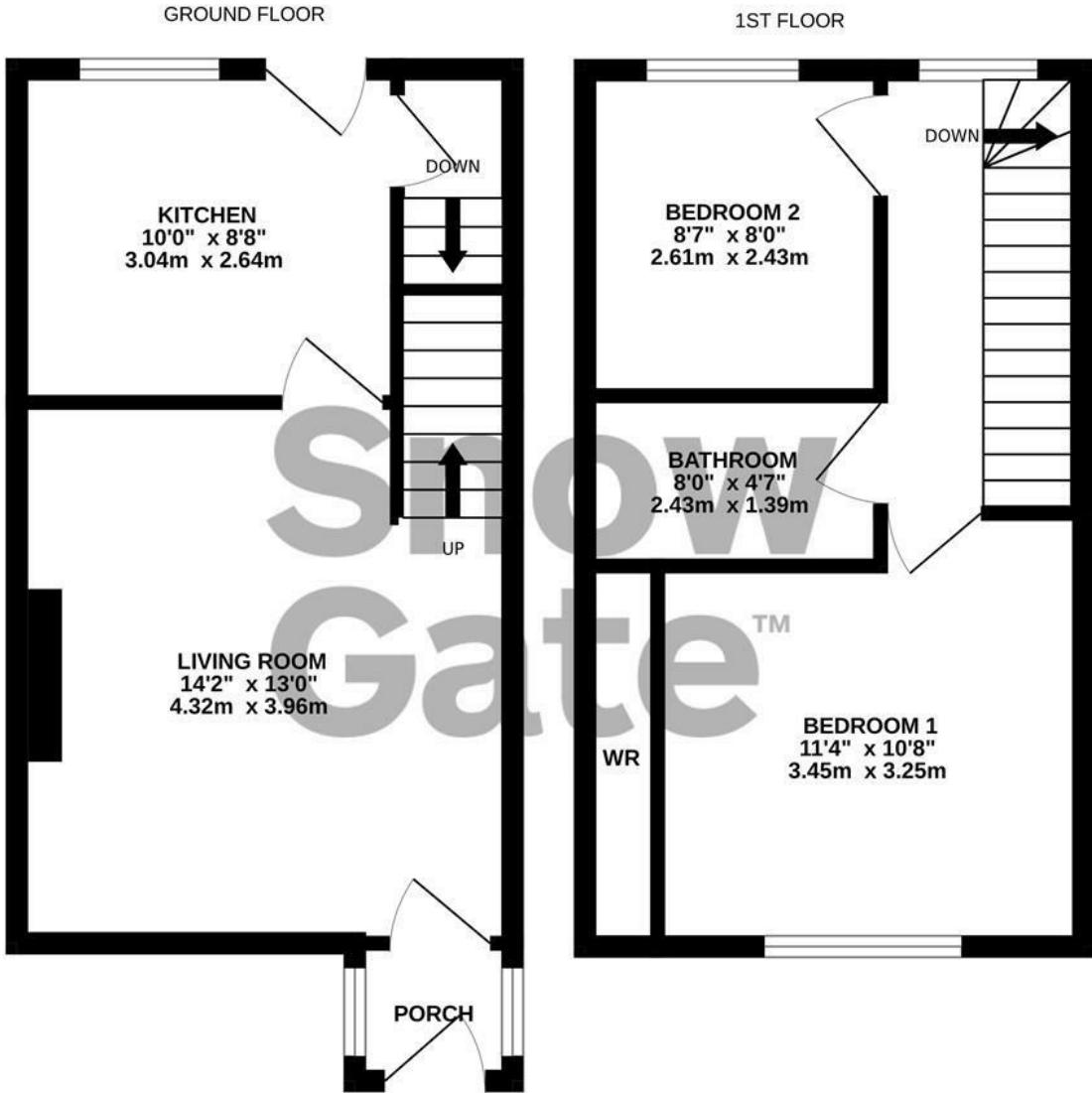
7'10" x 4'6" (2.39m x 1.37m)



Directions



Floor Plan

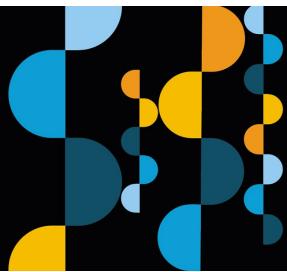


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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