



**Marsh Hall Lane, Thurstonland Huddersfield HD4 6XD**

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## **Marsh Hall Lane, Thurstonland Huddersfield**

AVAILABLE WITH NO VENDOR CHAIN AND AFFORDING GREAT POTENTIAL IS THIS SEMI DETACHED HOUSE BOASTING THREE BEDROOM ACCOMMODATION LOCATED WITHIN THE SOUGHT AFTER VILLAGE OF THURSTONLAND.

### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

### **Summary**

Located in one of the areas most prestigious villages is this semi detached residence affording sizeable three bedroom accommodation that has further potential for updating/modernising. With delightful rolling countryside close at hand the property briefly comprises: entrance hall, lounge/dining room, kitchen, rear porch/garden room, wetroom and aforementioned three first floor bedrooms. Enhanced externally by gardens to front and rear there is also a driveway and access to integral garage. With quality schooling close at hand and ease of access to major commuting routes, an internal inspection would be highly recommended.

### **Accommodation**

#### **Entrance Hall**

There is useful understairs storage and a staircase ascending to the first floor.

#### **Lounge/Dining Room**

23' 3" x 12' 4" ( 7.09m x 3.76m )

A most generous room with the focal point in the living area being the electric fire set to surround. The room has a wealth of space for freestanding furniture and there are two storage heaters whilst natural light floods through the room via the double glazing to both front and rear aspects.

#### **Kitchen**

9' 6" x 9' 4" ( 2.90m x 2.84m )

Currently fitted with wall and base units with

complementary worksurfaces incorporating a sink and drainer unit. There are tiled surrounds, a cooker point, plumbing for a washing machine, space for fridge freezer and the room is double glazed to rear aspect.

#### **Rear Porch/Garden Room**

Perfectly positioned overlooking the garden and giving access to the integral garage.

#### **Garage**

Having power and lighting and roll door access.

#### **First Floor Bedroom One**

11' 9" x 11' 6" max ( 3.58m x 3.51m max )

This double room has a built in wardrobe, decorative coving to ceiling, a storage heater and is double glazed to front aspect with views over the fields.

#### **Bedroom Two**

11' 6" x 9' 6" ( 3.51m x 2.90m )

A second double room, this one having built in robes, storage heater and being double glazed to rear aspect with views towards Emley Moor.

#### **Bedroom Three**

8' 10" max x 8' ( 2.69m max x 2.44m )

There is a bulkhead storage cupboard and double glazed window to front aspect.

#### **Wet Room**

White low flush w/c and pedestal hand washbasin, shower, complementary tiled walls, heater and double glazed obscure window.

#### **External**

There are established gardens to the front of the



property and a driveway leads to the  
aforementioned garage. The generously  
proportioned enclosed rear gardens are  
predominantly low maintenance.



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## Marsh Hall Lane, Thurstonland Huddersfield

- Semi Detached House
- Three Bedroom Accommodation
- Prime Village Location
- Gardens/Garage
- No Vendor Chain

Tenure: Freehold EPC Rating: E

# £260,000

### directions to this property:

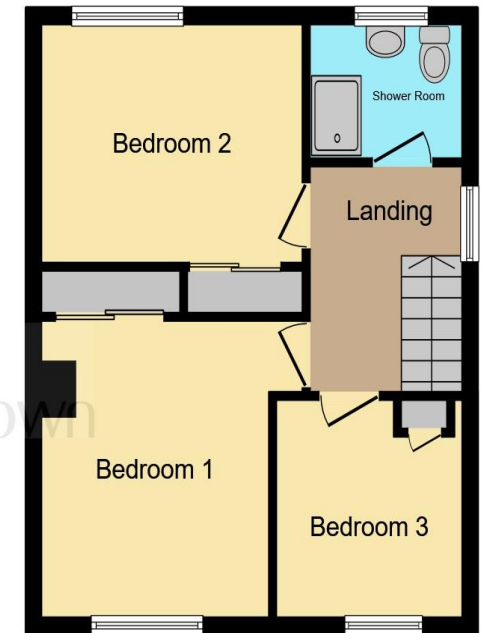
Leave Holmfirth via Huddersfield Road and proceed out to Thongsbridge, at the crossroads turn right into Miry Lane, follow this road down to the bottom and up the hill, after a short distance, take the turning left into Luke Lane.

Proceed on this road until you reach New Mill Road and turn sharp right and go straight across into Thurstonland Bank Road.

Proceed up this road to the through Thurstonland village, then



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
HMF108097 - 0004

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