



Smiths Avenue, Marsh, Huddersfield HD3 4AN

welcome to

Smiths Avenue, Marsh Huddersfield

Guide Price £150,000 - £160,000 > Located in Marsh is this three bedroom property with enclosed front and rear gardens. Gardens backing onto woodland for privacy with easy access to amenities and good transport/motorway links. Ideal for investors and first time buyers - no onward chain.



Ground Floor

Entrance

Front door leading to hallway with door to reception room and stairs to first floor.

Lounge

14' 8" x 11' (4.47m x 3.35m)

Spacious carpeted reception room warmed by a gas fire with fire surround plus a central heating radiator. Double glazed window overlooks the front.

Kitchen

13' x 7' 10" (3.96m x 2.39m)

Good sized kitchen with base and wall units, space for cooker, washing machine and fridge. Sink unit with drainer. Radiator, two double glazed windows to the rear plus door to the rear.

Ground Floor Bathroom

Comprising bath with shower over and wash hand basin. Tiled walls and double glazed window to the rear.

First Floor

Bedroom One

13' 5" x 11' 7" (4.09m x 3.53m)

Spacious carpeted double bedroom with integrated cupboard and warmed by a central heating radiator. Double glazed window to the front.

Bedroom Two

13' 2" x 8' 7" (4.01m x 2.62m)

Spacious carpeted double bedroom warmed by a central heating radiator. Double glazed window to the rear.

Bedroom 3

7' 9" x 9' 5" (2.36m x 2.87m)

Good sized carpeted room warmed by a central heating radiator. Double glazed window to the front.

Cloakroom

Low flush WC and window to the rear.

External

To the front is a garden area with plants and shrubbery. Rear garden with decked seating area plus paved area privately enclosed by shrubbery and fencing.



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welcome to

Smiths Avenue, Marsh Huddersfield

- Situated In A Convenient Location - NO ONWARD CHAIN
- Would Benefit From A Scheme Of Upgrading/Modernisation
- Ground Floor Bathroom
- Private Rear Garden Backing To Woodland
- Easy Access To Amenities and Good Transport/Motorway Links

Tenure: Freehold EPC Rating: D

guide price

£150,000 - £160,000



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Property Ref:
HDF115234 - 0006

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Please note the marker reflects the
postcode not the actual property



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