



Wellfield Court, Marsh, HUDDERSFIELD HD3 4AG

welcome to

Wellfield Court, Marsh HUDDERSFIELD

MORE THAN MEETS THE EYE > This property is a must view to appreciate the space, layout & additional offerings. Briefly comprising good sized bedrooms, front & rear gardens, double garage parking & external store. Situated in a quiet location ideal for local schools, amenities and transport links.



Ground Floor Entrance

Front door leading to a good sized hallway with carpeted flooring, central heating radiator and under stair storage cupboard. Doors lead to the ground floor double bedroom, shower room, separate w/c and a cloakroom. Two double glazed porthole windows on the staircase leading to the first floor.

Cloakroom

Houses central heating and boiler, washer/dryer, and storage shelves.

Downstairs Wc

Low flush WC and wash hand basin. Having laminate flooring plus a central heating radiator.

Shower Room

Step in shower cubicle, central heating radiator and laminate flooring.

Bedroom One

11' 6" x 9' 4" (3.51m x 2.84m)

Spacious double bedroom with full length fitted wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear garden.

First Floor Landing

Having carpeted flooring. Steps lead to bedrooms and a good sized living space

Living/dining Area

14' 2" x 28' 2" (4.32m x 8.59m)

Amazing sized open plan living space is flooded with plenty of natural light from the double glazed bay window to the rear, a sky light in the middle and the double glazed window to the front. The room is warmed by a gas fire which has marble back and hearth plus wood fireplace as well as two central heating radiators. There is an open plan room for a dining table and chairs. Having carpeted flooring and door to kitchen.

Kitchen

8' 6" x 11' 3" (2.59m x 3.43m)

Good sized kitchen being nicely decorated and fitted with a range of white fronted base and wall units plus work surfaces having under cabinet and over cabinet lighting. Integrated electric oven and gas hob with extractor over plus a fitted dishwasher. Space for fridge freezer. One and a half bowl corner sink unit with drainer and mixer tap. Cupboard to storage. Having tiled flooring and a double glazed window to the front.

Bedroom Two

8' 7" x 14' 5" (2.62m x 4.39m)

Spacious double bedroom with double fitted wardrobe to the side and carpeted flooring. Warmed by a central heating radiator. Two double glazed windows to the rear.

Bedroom Three

11' 2" x 7' 9" (3.40m x 2.36m)

Good sized bedroom with carpeted flooring, warmed by a central heating radiator and has a double glazed window to the rear.

Bathroom

Nicely decorated bathroom suite comprising a Jacuzzi bath with shower over and stainless steel splashback plus tiled surround. Concealed low flush WC and wash hand basin with mixer tap and vanity cabinet. Warmed by a central heating radiator plus a heated towel warmer/radiator, has tiled flooring, ceiling downlights and a double glazed frosted window to the front.

External

To the front are dwarf fruit trees and planting beds. To the rear is a low maintenance patio area and decked seating area being privately enclosed by fencing.

There is covered double parking area with electric socket which is beyond the courtyard area plus a locked storage area (outhouse) with light.



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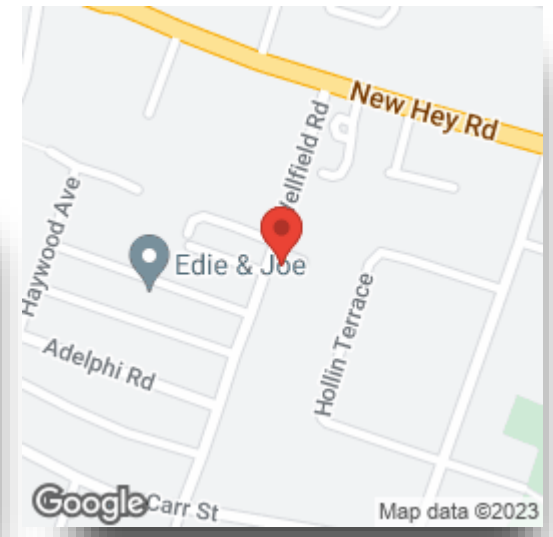
Wellfield Court, Marsh HUDDERSFIELD

- Must View To Appreciate External Space and Internal Layout
- Within Walking Distance To Shops & Transport Links & Close To Lindley Village
- Exceptionally Good Sized Lounge With Wall-To-Wall Bay Windows and Skylight
- Two Bathrooms and An Additional Downstairs W/C
- Ground Floor Bedroom and Bathroom
- Front and Rear Gardens Plus External Stores
- Double Garage Parking

Tenure: Leasehold EPC Rating: D

offers in the region of

£240,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HDF115553 - 0007

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