



Lawrence Road, Marsh, Huddersfield HD1 4LW

welcome to

Lawrence Road, Marsh Huddersfield

FABULOUS four bedroom end-of-terrace offers spacious accommodation whilst occupying a peaceful position with original features and garden space, ideal for those looking to upsize and settle in a highly sought-after and convenient location close to local amenities, schools and the M62 networks.



Ground Floor Entrance

Front door leading to hallway with laminate floor and warmed by a central heating radiator.

Lounge

10' x 13' 1" plus bay window (3.05m x 3.99m plus bay window)

Spacious reception room with feature coved ceiling and skirting boards. With carpeted flooring and warmed by a central heating radiator. Double glazed bay window overlooks the front.

Kitchen

10' 8" plus recess x 13' 4" (3.25m plus recess x 4.06m)

Good sized kitchen fitted with a range of units with contemporary work surfaces and tiled splashbacks, Space for electric oven and hob with extractor over, space for washing machine, dryer and fridge freezer. Having laminate flooring, central heating radiator and a double glazed window to the rear.

First Floor Landing

With carpeted flooring and a double glazed window to the rear.

Bedroom One

11' 11" x 14' 11" into recess (3.63m x 4.55m into recess)

Spacious double bedroom with integrated wardrobes, original Victorian style fireplace and a central heating radiator. With carpeted flooring and a two double glazed windows to the front.

Bedroom Two

8' 3" plus recess x 13' 7" (2.51m plus recess x 4.14m)

Second spacious double bedroom with integrated storage cupboard. With carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Four

7' 9" x 11' 11" (2.36m x 3.63m)

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

Bathroom

Bathroom suite comprising bath with hand held shower over and a separate shower cubicle. Low flush WC and wash hand basin. With storage cupboard, carpeted flooring, central heating radiator and partly tiled walls. Double glazed frosted window which overlooks the rear.

Attic Bedroom One

7' 9" x 17' 4" (2.36m x 5.28m)

Superb sized room with carpeted flooring and skylight.

Attic Bedroom Two

14' 10" x 17' 4" (4.52m x 5.28m)

Superb sized room with carpeted flooring, central heating radiator and double glazed skylight.

Cellar

With three rooms and meter cupboard.

External

Patio garden enclosed by wall.



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welcome to

Lawrence Road, Marsh Huddersfield

- Situated In a Highly Sought After Location In A Peaceful Position
- Close To M62 Networks, Local Shops and Amenities
- Lovely Original Features
- Spacious Rooms and Dining Kitchen
- Additional Cellar Storage
- Enclosed Garden Space

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1885. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116103 - 0007

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