



**Reed Street, Marsh, Huddersfield HD3 4AA**

**welcome to**

**Reed Street, Marsh Huddersfield**

Undergone complete refurbishment throughout. Village location within walking distance to all amenities and close to hospital and centre. Two bedrooms with new bathroom, kitchen re plaster, paint and additional cellar storage. Perfect for first time buyer and investors.



## **Ground Floor**

### **Lounge**

11' 4" x 14' ( 3.45m x 4.27m )

Spacious reception room with open brick fireplace perfect for an electric log burner effect fire. The room has carpeted flooring and is warmed by a central heating radiator. Double glazed window overlooks the front. Stairs to first floor.

### **Kitchen**

6' 8" x 8' 3" ( 2.03m x 2.51m )

Modern kitchen with fitted base and wall units. Integrated electric oven and induction hob with extractor over. Space for under counter fridge and washing machine. With vinyl flooring and a double glazed window and door to the rear. Stairs to cellar.

### **Cellar**

4' 11" x 6' 9" ( 1.50m x 2.06m )

Ideal for storage. Fuse box

## **First Floor**

### **Bedroom One**

11' 5" x 11' 5" ( 3.48m x 3.48m )

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### **Bedroom Two**

5' 9" x 6' ( 1.75m x 1.83m )

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

### **Bathroom**

5' 9" x 5' 5" ( 1.75m x 1.65m )

Modern bathroom suite comprising bath with shower over and glass showers screen, vanity sink unit and low flush WC. With vinyl flooring and ceiling spotlights.



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welcome to

## Reed Street, Marsh Huddersfield

- CLOSE TO HOSPITAL
- IDEAL FOR FIRST TIME BUYERS
- VILLAGE LOCATION
- SURROUNDED BY TRANSPORT LINKS AND AMENITIES
- GREAT EXPECTED RENTAL INCOME FOR INVESTORS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116473 - 0002

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