



Broomfield Road, Marsh, Huddersfield HD1 4QD

welcome to

Broomfield Road, Marsh Huddersfield

A beautifully presented rear facing home with immaculate gardens and two garages along with off-road parking for one car, ideal for investment or a first purchase. A rare opportunity to purchase a fabulous home in highly sought-after Marsh close to local amenities, shops and public transport links.



Lower Ground Floor

Kitchen

14' 8" max into recess x 17' (4.47m max into recess x 5.18m)

Superb sized kitchen decorated to a nice standard with a range of base and wall cupboard with wood effect work surfaces and tiled splashbacks. There is a gas range double oven with extractor hood. Space for washing machine, dishwasher and fridge freezer. Pantry cupboard with space for dryer. With a heated towel warmer/radiator, tiled flooring and external door.

Ground Floor

Lounge

15' 1" x 17' 4" max into recess (4.60m x 5.28m max into recess)

Superbly spacious reception room decorated to a modern standard with wood flooring and warmed by two central heating radiators. The room has a double glazed window to the front and a window to the side which has security glass. Stairs lead to the first floor.

First Floor Landing

With carpeted flooring and loft hatch leading to a part boarded loft space.

Bedroom One

10' plus doorway x 9' 11" to wardrobes (3.05m plus doorway x 3.02m to wardrobes)

Spacious double bedroom with original wood flooring and warmed by a central heating radiator. The room has integrated wardrobes with sliding fronted doors. Double glazed window overlooks the garden.

Bedroom Two

9' x 7' 4" (2.74m x 2.24m)

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

Bathroom

Nicely decorated bathroom suite comprising bath with shower over and glass shower screen. Low flush WC and wash hand basin with vanity cupboard. Heated towel warmer/radiator, tiled walls and flooring.

External

Externally, the property has a beautifully presented and enclosed garden with paved patio area and shrubbery. Two detached garages and a parking bay for one car. There is also an outside tap/waterbutt.



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welcome to

Broomfield Road, Marsh Huddersfield

- Situated In A Highly Sought After and Peaceful Location
- Close To Local Amenities and Public Transport
- Move In Ready - Characterful Features
- Beautifully Landscaped Garden
- Fabulously Spacious
- Two Garages

Tenure: Freehold EPC Rating: D

offers over

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116466 - 0003

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