



**Heatherfield Crescent, Marsh Huddersfield HD1 4QN**



**welcome to**

**Heatherfield Crescent, Marsh Huddersfield**

Delightful 2 bed semi with amazing private and expansive garden space. Spacious rooms and master with fitted wardrobes. Drive way parking to front.



## Ground Floor

### Entrance

Front door to hallway.

### Lounge

11' 2" x 10' 10" plus bay ( 3.40m x 3.30m plus bay )

Spacious reception room with carpeted flooring and warmed by an electric fire with gas fitting and marble back and hearth. Double glazed bay window overlooks the front.

### Kitchen

8' 7" x 14' 6" ( 2.62m x 4.42m )

Superb sized kitchen with a range of solid oak fronted base and wall units with contemporary work surfaces. Integrated electric oven and gas hob. There is carpeted flooring, gas fire and door to pantry cupboard. Door to the rear plus window to the rear.

### Utility Room

3' 11" x 5' 6" ( 1.19m x 1.68m )

Good sized utility space.

## First Floor Landing

Carpeted flooring and loft hatch to part boarded loft space.

### Bedroom One

10' 10" x 12' 5" ( 3.30m x 3.78m )

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

### Bedroom Two

8' x 11' 9" ( 2.44m x 3.58m )

Spacious double bedroom with fitted wardrobe.

Warmed by a central heating radiator. Double glazed window overlooks the rear with a woodland outlook.

## Wetroom

6' x 5' 5" ( 1.83m x 1.65m )

With shower area, low flush WC and wash hand basin. With vinyl flooring, radiator and window.

## External

There is a privately enclosed lawned garden with patio seating area backing onto Woodland. To the front is a patio area and tarmac drive.



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## Heatherfield Crescent, Marsh Huddersfield

- Expansive Rear Garden
- Driveway Parking
- Ideal For First Time Buyers
- Superb Location For Amenities

Tenure: Freehold EPC Rating: E

offers in the region of

**£165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116463 - 0004

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