

Heatherfield Crescent, Marsh Huddersfield HD1 4QN

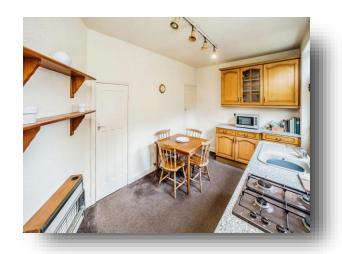


welcome to

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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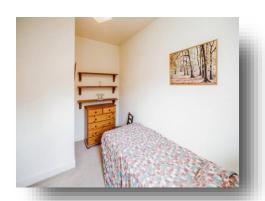
Heatherfield Crescent, Marsh Huddersfield

- 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







Realization of the state of the

Please note the marker reflects the postcode not the actual property

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Property Ref: HDF116463 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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