



Marsh Cottage, Deighton Road, Deighton, Huddersfield HD2 1JJ

welcome to

Marsh Cottage, Deighton Road, Deighton, Huddersfield

****GUIDE PRICE: £280,000 - £290,000****

A newly renovated, detached family home with spacious rooms throughout, a modern dining-kitchen, two reception rooms and ample off-road parking. Ideal for the growing family, being located on a main public transport route whilst being close to local amenities.



Ground Floor

Entrance

Front door leading to hallway with laminate flooring and warmed by a central heating radiator. There is an under stairs storage cupboard and stairs to first floor.

Lounge

10' 8" x 15' 11" (3.25m x 4.85m)

Superbly spacious reception room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Dining Room

9' 9" x 22' 7" (2.97m x 6.88m)

This immaculate second reception room has feature beamed ceiling, laminate flooring and a central heating radiator. Two double glazed windows overlooks the front and side.

Wc

Comprising low flush WC, wash hand basin, tiled flooring, heated towel warmer/radiator and a window to the front.

Kitchen

13' x 15' 9" (3.96m x 4.80m)

Stunning and modern kitchen fitted with a range of white gloss fronted base and wall units with marble effect worksurfaces and splashbacks. Integrated appliances include a double oven and gas hob, microwave, dishwasher, washing machine and dryer. Space for American style fridge freezer. With white tiled flooring, central heating radiator and ceiling spotlights. Double glazed window and door lead to the side.

First Floor Landing

With carpeted flooring and a loft access.

Bedroom One

13' x 14' to wardrobes (3.96m x 4.27m to wardrobes)

Superbly spacious double bedroom with integrated wardrobes, carpeted flooring and a central heating radiator. Double glazed window overlooks the side.

Bedroom Two

15' 6" x 10' 2" (4.72m x 3.10m)

Second superbly spacious double bedroom with integrated wardrobes, carpeted flooring and a central heating radiator. Double glazed windows overlook the front and rear.

Bedroom Three

8' 2" x 17' 3" (2.49m x 5.26m)

Third spacious double bedroom with integrated wardrobes, carpeted flooring and a central heating radiator. Double glazed window overlooks the front.

Bedroom Four/Gym

14' 5" max x 8' 5" (4.39m max x 2.57m)

Superbly spacious with integrated wardrobes and cupboards, carpeted flooring and a central heating radiator. Double glazed window overlooks the front.

Bathroom

Modern bathroom suite comprising sauna shower, wash hand basin with vanity cupboard and a low flush WC. Heated towel warmer/radiator, tiled flooring, ceiling spotlights and two double glazed windows to the side.

External

Externally, the property has ample driveway space to the front and the side, and an enclosed, private patio garden.



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Marsh Cottage Deighton Road, Deighton Huddersfield

- **GUIDE PRICE - £280,000 - £290,000**
- Close To Schools and Public Transport
- Two Reception Rooms and Four Double Bedrooms
- Immaculately Presented Throughout - Finished To A High Standard
- Ample Storage
- Spacious Kitchen With Integrated Appliances
- Off Road Parking

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

guide price

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116217 - 0004

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