

**Spring Street, Marsden Huddersfield HD7 6HE** 

## welcome to

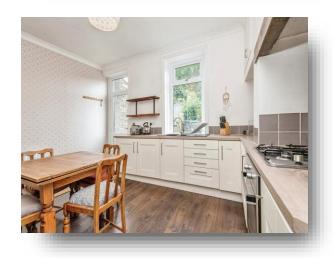
# **Spring Street, Marsden Huddersfield**

Offered in a beautiful, move in condition, this fabulously spacious terraced home in Marsden ticks all of the boxes for those looking for spacious accommodation and a peaceful, semi-rural location close to amenities, schools, public transport whilst having the countryside on the doorstep.













## **Ground Floor Lounge**

11' 9" x 14' 5" into recess ( 3.58m x 4.39m into recess ) Spacious reception room warmed by an open fire plus a central heating radiator. The room has wood effect laminate flooring and a double glazed window which overlooks the front.

#### Kitchen

14' 5" into recess x 11' 10" into recess ( 4.39m into recess x 3.61m into recess )

Superb sized kitchen diner fitted with a range of white fronted base and wall units with contemporary work surfaces. Integrated electric oven and gas hob. Space for fridge freezer and dining table and chairs. With laminate flooring, central heating radiator and a window and door to the rear. Stairs lead to the first floor and cellar storage.

### Cellar

With porcelain sink, space for washing machine and dryer. Central heating radiator, boiler and meters.

## **First Floor Landing**

With carpeted flooring and loft hatch.

### **Bedroom One**

11' 10" x 14' 5" into recess ( 3.61m x 4.39m into recess ) Superbly sized double bedroom with integrated wardrobes and cupboards, carpeted flooring and warmed by a central heating radiator. Two double glazed windows overlook the front.

#### **Bedroom Two**

6' 3" plus doorway x 15' into wardrobe ( 1.91m plus doorway x 4.57m into wardrobe )

Second spacious double bedroom with integrated wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

#### **Bathroom**

Nicely presented bathroom suite comprising bath, separate walk-in corner shower cubicle, low flush WC and wash hand basin. With heated towel warmer/radiator, part tiled walls and tiled flooring. Double glazed window overlooks the rear.

### **External**

Externally, the property has a small garden to the front, and space to the rear for one car if needed. Parking is freely available on the road just outside.





## welcome to

# Spring Street, Marsden Huddersfield

- Immaculately Presented
- Highly Sought After Area Of Marsden
- Characterful Features
- Move In Condition
- Beautiful Semi-Rural Outlook
- Close To Public Transport and Train Station
- Spacious Rooms, Cellar Storage
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

offers in the region of

£190,000







Royds St
Spring St

Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: HDF116722 - 0002 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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