



St. James Road, Marsh, HUDDERSFIELD HD1 4QA

welcome to

St. James Road, Marsh, HUDDERSFIELD

In highly sought-after Marsh, close to amenities and the M62 network, this immaculate Victorian terrace has been modernised whilst having characterful features, off-road parking and a newly renovated dining-kitchen. Ideal as a first purchase or for those relocating to a quiet yet convenient location



Lounge

13' 2" into recess original fireplace x 11' 3" (4.01m into recess original fireplace x 3.43m)

Lounge full of character with a feature fireplace, a sash single glazed window to the front, and wood flooring. Modernly decorated, and warmed by a central heating radiator.

Kitchen

13' 3" x 10' 11" (4.04m x 3.33m)

Spacious kitchen with wood effect laminate flooring, a double glazed window to the rear, warmed by a central heating radiator. Fitted with white base and wall units with laminate worktops. Integrated gas hob and electric oven with extractor fan, dishwasher and fridge/freezer, plus space for washing machine.

First Floor

Carpeted flooring with access to loft via loft hatch.

Bedroom One

13' 1" max x 11' 4" (3.99m max x 3.45m)

Spacious double bedroom, with laminate flooring, lots of storage in integrated wardrobes. Two double glazed windows to the front, and warmed by a central heating radiator.

Bedroom Two

11' 9" plus wardrobes x 7' 3" (3.58m plus wardrobes x 2.21m)

Good double bedroom with carpeted flooring, a double glazed window to the rear, and warmed by a central heating radiator.

Bathroom

Good sized, modern bathroom with laminate flooring, an integrated cupboard and frosted double glazed window to the rear. Warmed by a heated towel rail. Shower over bath, low flush WC and wash hand basin.

External Rear Garden

The rear garden has a raised decking area with access to the house from the kitchen, and a tarmac parking bay.



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St. James Road, Marsh HUDDERSFIELD

- ****GUIDE PRICE £165K-£170K****
- Highly sought-after location
- Immaculately presented throughout Plus Dining-kitchen
- Close to M62 networks, Schools and Public Transport Routes
- Off-road parking
- Amenities close-by in a quiet yet convenient location
- Spacious rooms throughout

Tenure: Freehold EPC Rating: D

guide price

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116889 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk