



**Poplar Court, Quarry Road, Marsh, Huddersfield HD1 4NG**

**welcome to**

**Poplar Court, Quarry Road, Marsh, Huddersfield**

Offered with no onward chain, this purpose-built top floor apartment is offered in good condition throughout with parking available, in a peaceful location close to public transport routes, the M62 networks, the hospital and Greenhead Park. Ideal as an investment or a first purchase.





### **Entrance Hall**

Spacious entrance hall with laminate flooring. Warmed by an electric radiator, with access to the loft via a loft hatch which is insulated.

### **Lounge/Kitchen**

14' 1" x 15' 10" ( 4.29m x 4.83m )

Spacious lounge with carpeted flooring, open plan to the kitchen. Warmed by an electric radiator, with two double glazed windows to the front and three to the side allowing lots of natural light to flow through the space.

Good sized kitchen with laminate flooring, with space for fridge/freezer and washing machine. Plus space electric hob and oven with drainer sink. Fitted with base and wall units with laminate worktops, and an extractor fan in the ceiling.

### **Bedroom One**

10' 8" max x 10' 5" ( 3.25m max x 3.17m )

Spacious double bedroom with carpeted flooring, a double glazed window to the front and warmed by an electric radiator. With a storage cupboard.

### **Bathroom**

Good sized bathroom with scope for renovation. Fitted with a low flush WC and wash hand basin and a bath with shower over. Warmed by an electric towel heater and radiator.



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## **Poplar Court Quarry Road, Marsh, Huddersfield**

- Close to M62 networks and the hospital
- Ideal investment or first purchase
- Peaceful location
- No onward chain
- Open plan kitchen-lounge
- Parking available

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Feb 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF117355 - 0003

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**william h brown**



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**