



**Marlington Drive
Huddersfield, HD2 1GU**

Guide Price £150,000

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MAIN FEATURES:

- Well Presented End of Terrace House
- First Floor Open Plan Kitchen/Lounge/Dining Area
- Top Floor Master Bedroom with En-suite
- Ground Floor Double Bedroom & Family Shower Room/WC
- Landlords Only

Discover a superb investment opportunity with this well-presented end-of-terrace house on Marlinton Drive. Set across three floors, this modern property offers flexible living and excellent tenant appeal, making it ideal for landlords seeking a reliable rental in a consistently popular location. The first floor boasts an impressive open-plan kitchen, lounge and dining area, creating a bright, sociable space that feels welcoming and contemporary. On the top floor, you'll find the generous master bedroom complete with en-suite, offering privacy and comfort. The ground floor features a double bedroom and a family shower room/WC, making the layout suitable for sharers, professionals or small families.

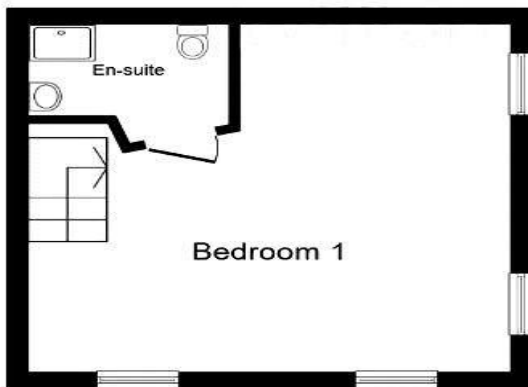
Located in a well-connected part of Huddersfield, residents benefit from convenient access to local shops, excellent bus routes and nearby motorway links—perfect for commuters heading towards Leeds, Manchester or further afield. The area offers a blend of friendly residential streets, green spaces for outdoor enjoyment, and proximity to good schools and amenities, enhancing long-term rental demand. A smart, low-maintenance property in a strong rental area—an excellent addition to any landlord's portfolio.



Ground Floor



First Floor



Second Floor

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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