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## **Broomfield Road, Marsh Huddersfield, West Yorkshire**

**Offers over £110,000**

Ideally placed for local amenities within Marsh and situated midway between Lindley and the town centre is this two-bedroom, back-to-back terrace with garden. The accommodation is on three levels and comprises an entrance lobby, living room, separate kitchen, and lower ground floor utility area and bathroom. On the first floor are two bedrooms. The property has gas-fired central heating and majority uPVC double glazing (apart from lower ground floor). Externally, there is a garden area at the front. This property is offered with no onward chain.

**Broomfield Road, Marsh  
Huddersfield, West Yorkshire**

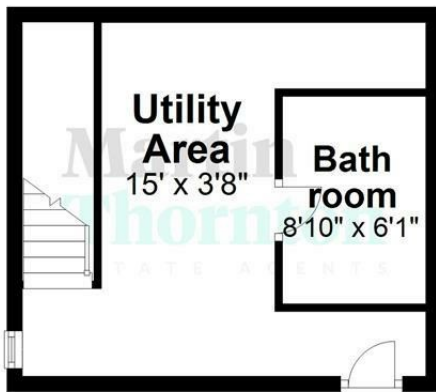
**Floorplan**



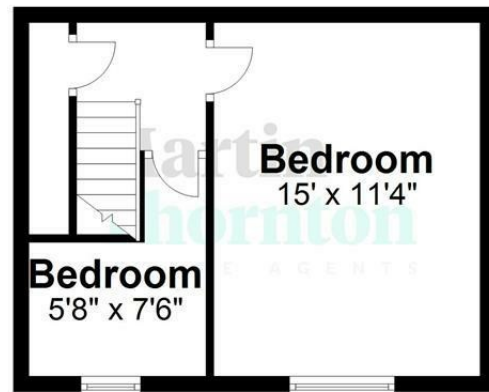
**Ground Floor**  
Approx. 255.4 sq. feet



**Lower Ground Floor**  
Approx. 252.8 sq. feet



**First Floor**  
Approx. 286.9 sq. feet



Total area: approx. 795.1 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors  
Plan produced using PlanUp.

**Broomfield Road, Huddersfield**

# Broomfield Road, Marsh Huddersfield, West Yorkshire

## Details

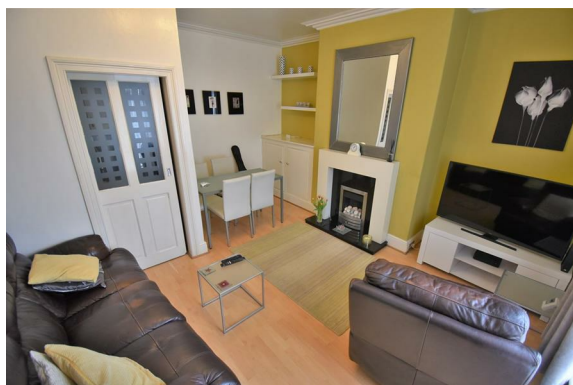


### Entrance Lobby

An external uPVC door with an opaque glazed panel gives access to the entrance lobby. This has laminate flooring, which continues through to the adjoining living room. There is a decorative ceiling arch, the staircase rises to the first floor and there is a radiator.

### Living Room

This well-presented reception room has deep cornice coving, a uPVC window overlooking the front garden and a continuation of the laminate flooring. There is a fire surround with marble style inlay and hearth, home to a living flame effect fire. The room can accommodate a formal dining suite and has built-in storage cupboards. There is a radiator and a sliding door leads to the separate kitchen.



### Kitchen

The kitchen has wall cupboards and base units, working surfaces and a stainless steel one-and-a-half bowl sink with mixer tap. Integrated appliances include a four-ring gas hob with oven beneath. There is space for a fridge freezer and a continuation of the laminate flooring. Stairs lead down to the lower ground floor.



### Utility Area

This area is of good size and can accommodate freestanding appliances. There is plumbing for an automatic washing machine, space for a dryer and a fridge or freezer. There is tiled flooring, and this area houses the boiler for the gas-fired central heating system. There is a radiator and a timber and glazed external door with steps up to the front garden. Off the utility is the bathroom.

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### Bathroom

There is a three-piece suite comprising a panelled bath with shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is downlighting, an extractor fan and an upright chrome ladder style radiator. The bathroom itself does have restricted headroom.



### First Floor Landing

From the entrance lobby, the staircase rises to the first floor. At the top of the stairs is a storage cupboard that extends over the archway between the two neighbouring properties. There is a drop-down ladder to the loft area.

### Bedroom One

This large double bedroom has built-in sliding door wardrobes incorporating hanging rails and shelving. There is laminate flooring, a uPVC window and a radiator.





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### Bedroom Two

This single bedroom has a storage cupboard over the bulkhead and extends over the archway, so it is wider than normal. There is a uPVC window and a radiator.



### External Details

The front garden has perimeter walling and is designed for minimal maintenance, with gravel borders suitable for tubs, pots and planters. There is a central seating area and steps down to an external timber door, which gives access to the lower ground floor.



### Tenure

# Broomfield Road, Marsh Huddersfield, West Yorkshire

Directions

