

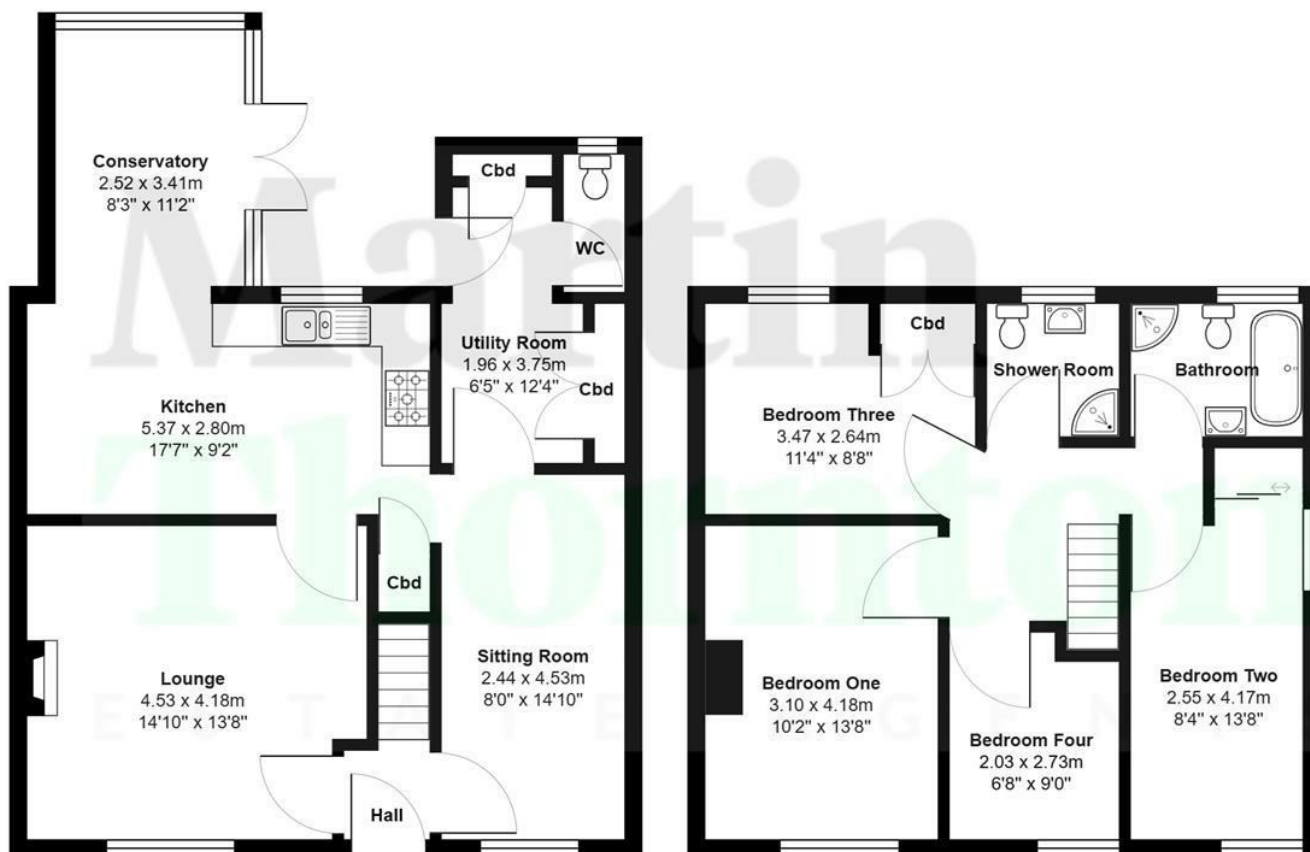
martin-thornton.com
01484 508000



Carr Street, Marsh Huddersfield,

Offers over £300,000

A four-bedroom semi-detached family home with two reception rooms and a conservatory, substantially extended from its original design. The property is located in this popular area with ease of access to local amenities, hospital, schooling and the M62. The house has been extended to the side and rear and offers sizeable family accommodation comprising an entrance lobby, living room, dining kitchen with integrated appliances, conservatory, sitting room, large utility and downstairs WC. On the first floor are four bedrooms, three of which are doubles, a bathroom incorporating a shower cubicle and a separate shower room. There is a gas-fired central heating system and uPVC double glazing. Externally, there is double width parking at the front and a charging point for an electric vehicle. The enclosed rear garden has a large patio area and a level lawn.



All measurements are approximate and for display purposes only

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Entrance Lobby

An external composite door with opaque glazed panels gives access to the entrance lobby. This has a central staircase rising to the first floor accommodation along with oak style laminate flooring, an inset matwell and a stylish, upright radiator. A stripped timber door leads into the living room.

Living Room

This spacious reception room is positioned at the front of the property and has a pine fire surround with a raised granite style hearth, upon which stands a living flame effect fire. On either side of the chimney breast are low level storage cupboards and bespoke book shelving. There is a continuation of the oak style laminate flooring, a radiator and the room can accommodate a good amount of furniture. There is a uPVC window and a panelled door leads to the dining kitchen.



Dining Kitchen

This room is positioned at the rear of the property and has an array of units to high and low levels with under unit lighting, work surfaces with matching up-stands and a one-and-a-half bowl stainless steel sink with a mixer tap. Integrated appliances include a five-ring gas hob with a canopy style filter hood above along with an oven and a combination oven above, fridge, freezer and dishwasher. The room can accommodate a formal dining table if required, but also serves as an everyday sitting room with space for a sofa. There is a rear uPVC window.



Conservatory

This multipurpose space is positioned at the rear of the property and is currently utilised as a dining area, but could equally be an everyday additional sitting room or play room. It is particularly light and bright with uPVC windows and doors out onto the paved patio. There is a continuation of the oak style laminate flooring, ceiling downlighting and a solid roof which makes it more useable all year round. There is also a radiator.

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Sitting Room

This multipurpose reception room is an ideal second sitting room, but could easily be a play room or large home office. It has a uPVC window along with oak style laminate flooring, ceiling downlighting and a radiator. A stripped panelled door leads into the large utility.



Utility

This great space is ideal for shoes and coats. It has plumbing for an automatic washer and space for a tumble dryer and further appliances such as a second fridge or freezer, for example. Concealed is the Viessmann condensing boiler for the central heating system. There is an external uPVC door and a radiator. Off the utility is the downstairs WC.



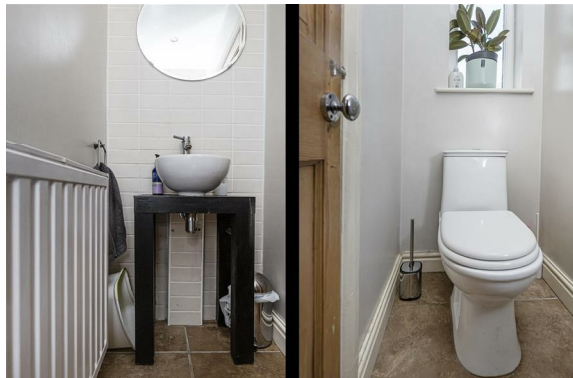
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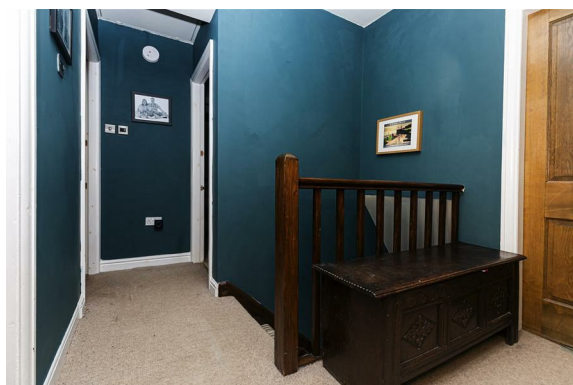
Downstairs WC

This has a two-piece suite comprising a low-level WC and a circular hand basin on a display plinth. There are part tiled surrounds and floor tiling, ceiling downlighting, a rear uPVC window and a radiator.



First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing, where a drop-down ladder gives access to useful storage within the loft space.



Bedroom One

This double bedroom is positioned at the front of the property and can accommodate fitted or freestanding furniture. There is a uPVC window and a radiator.



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Bedroom Two

This large double bedroom is also positioned at the front of the property and has built-in sliding door wardrobes. The room enjoys a dual aspect with front and side uPVC windows. There is ceiling downlighting and a radiator.



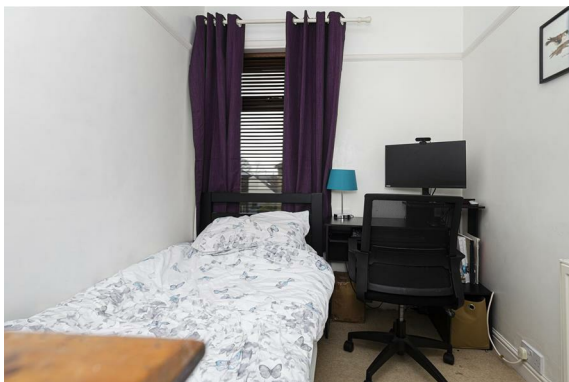
Bedroom Three

This double bedroom is positioned at the rear of the property and has a built-in wardrobe with hanging rail and storage cupboards above. There is a uPVC window and a radiator.



Bedroom Four

This single bedroom is positioned at the front of the property and has a uPVC window and a radiator.



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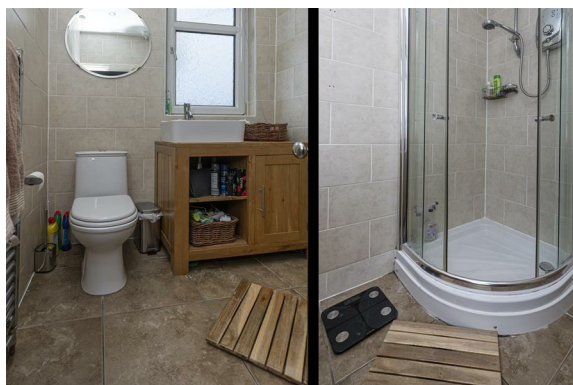
Bathroom

The spacious bathroom has a four-piece suite. There is a double ended bath with central taps, a rectangular trough style hand basin on a display unit, a low-level WC and a separate shower cubicle with a curved door, an overhead waterfall style shower fitting and a hand-held shower attachment. There is tiling to the walls and floor along with downlighting, an obscure uPVC window and a chrome ladder-style radiator.



Shower Room

The shower room has a three-piece suite comprising a shower cubicle with curved doors and a Triton independent shower, a rectangular trough style hand basin on a display unit and a low-level WC. There is tiling to the walls and floor along with downlighting, an extractor, an obscure uPVC window and a chrome ladder-style radiator.



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External Details

At the front of the property is a double width tarmac driveway which widens and is ideal for a storage shed/lock boxes. There is a charging point for an electric vehicle. The rear garden is one of the major selling features, being enclosed by perimeter fencing and hedging. There is a large, paved patio area that can be accessed from the utility and the conservatory. External water and power are available. A step leads up to the principal garden, where a paved barbecue/seating area can be found. Adjoining this is a good sized level lawned area ideal for young families. There are soft fruit bushes and, in the bottom left hand corner, is a timber shed.



Tenure

The vendor has informed us that the property is Freehold.

Carr Street, Marsh Huddersfield, Directions

