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## Carr Street, Marsh Huddersfield,

**Offers over £150,000**

BEST AND FINAL OFFERS ARE INVITED ON THIS PROPERTY BY 12 NOON ON Monday 3rd June 2024.

### OPEN TO VIEW DATES:

Saturday 11th May: 12.15pm - 1pm  
Thursday 16th May: 12.30pm - 1.15pm  
Thursday 23rd May: 4.15pm - 5pm  
Saturday 1st June: 9.15am - 10am

A much loved home owned by the same family since construction in the 1930s and located in this popular location. The property is conveniently placed for schooling and amenities in Marsh and nearby Lindley, public transport, motorway access and the hospital. The price reflects the requirement for redesigning, modernising and the potential that is on offer, making this property an attractive proposition. The accommodation comprises an entrance hallway, living room, dining room with adjoining kitchen and a lean-to style garden room. On the first floor are three bedrooms and a shower room. There is a gas-fired central heating system with radiators to most rooms and majority uPVC double glazing. Externally, there is a driveway leading to a detached garage and the rear garden enjoys a southerly aspect, making it a real sun trap. The property is offered with the advantage of vacant possession.



All measurements are approximate and for display purposes only



# Carr Street, Marsh Huddersfield,

## Details



### Entrance Hallway

An external uPVC door with an opaque glazed panel gives access to the entrance hallway. This has an inset matwell along with a staircase rising to the first floor accommodation, a cloaks storage cupboard and a radiator. Double doors give access into the living room.

### Living Room



This good sized reception room is positioned at the front of the property and will require updating and possibly redesigning. The room has a gas fire along with wall light points and two radiators.

### Dining Room



This kitchen room is positioned at the rear of the property and has floor-to-ceiling storage to one wall with low-level drawers and storage cupboards above. There is a single

glazed rear windows and a radiator. We anticipate that buyers are likely to remove the partition wall to create a larger open plan space.

### Kitchen

Accessed from the dining room via a sliding timber and glazed door, the kitchen will require modernisation and redesigning. There are wall cupboards and base units along with a stainless steel sink, space for a freestanding cooker and an under stairs storage cupboard. To the rear elevation is a uPVC window.

### Former Garden Room



One can understand why this addition was made to the property in the 60s and it has certainly seen better days. The room could be replaced with something more sturdy to take full advantage of the aspect it enjoys. Incorporated within this space is a downstairs toilet and hand basin and a trap door gives access to a large under house storage area.

### First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing where there is a side uPVC window and a radiator.



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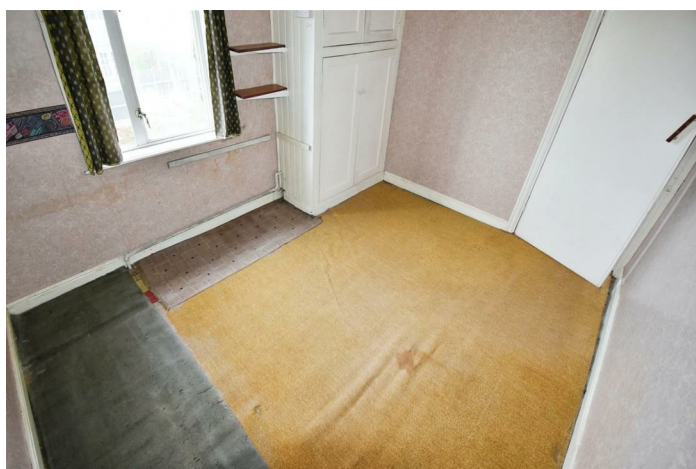


### Bedroom One



This double bedroom is positioned at the front of the property and has built-in wardrobes with overhead storage cupboards on either side of the chimney breast. There is a uPVC window and a radiator.

### Bedroom Two



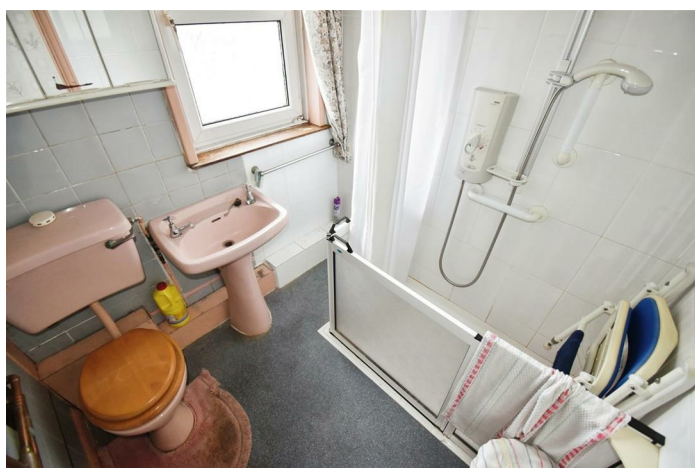
This double bedroom is also positioned at the rear of the property and enjoys a southerly aspect via its aluminium double glazed window. Concealed in this room is the Ideal Logic condensing combination boiler. There is no radiator.

### Bedroom Three



This single bedroom is positioned at the front of the property and has a storage cupboard above the staircase with shelving. There is a uPVC window and a radiator.

### Shower Room



The shower room has a low-level WC, a pedestal wash hand basin and a shower cubicle with a Mira Advance shower. There are appropriate tiled surrounds along with an obscure uPVC window and a radiator.

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### External Details



At the front of the property is a perimeter wall with wrought iron gates. On the right hand side is the driveway which leads to the garage. The front garden has a wide pathway and flowerbeds, roses and bushes. To the rear, the garden is of a good size and enjoys a southerly aspect, making it a real sun trap. This garden area could be redesigned and landscaped as part of the overall project of the property renovation.

### Tenure

The vendors of this property have informed us that the property is freehold and we await further confirmation.  
06.05.24.

# Carr Street, Marsh Huddersfield,

Directions

