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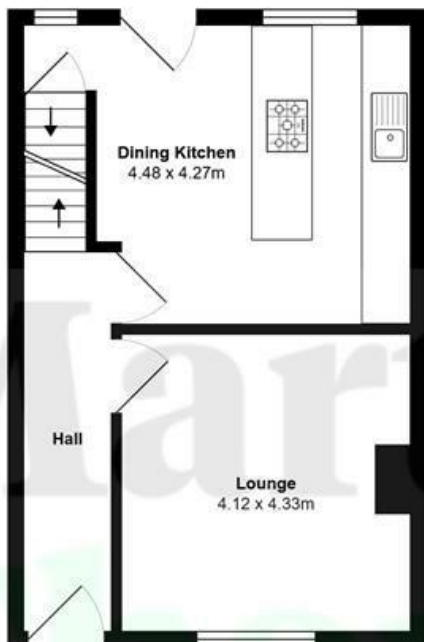
## Imperial Road, Marsh Huddersfield,

**Offers over £325,000**

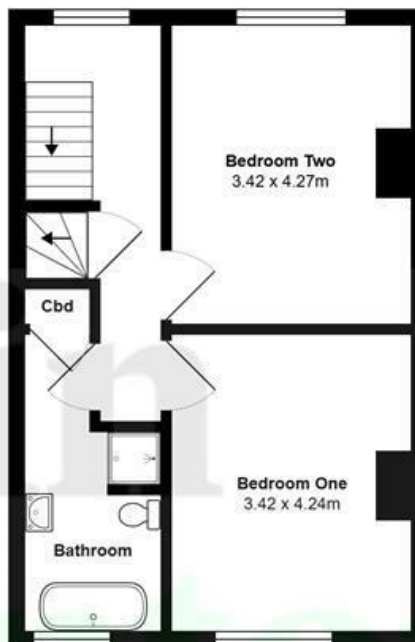
A most appealing stone built period terraced home having recently undergone an extensive programme of refurbishment and redesigning to offer a fabulous family home with the wow factor. The interior is light and bright with a high specification throughout and three/four bedrooms, an enclosed garden and parking. The property is perfectly placed for local amenities in Lindley, Marsh and the town centre, nearby train station, Greenhead Park and the M62. The accommodation has an attention to detail rarely found and comprises an entrance hallway, living room and dining kitchen with integrated appliances on the ground floor. On the lower ground floor is a utility and the fourth double bedroom with en suite toilet. On the first floor are two large double bedrooms and a stylish bathroom and, on the top floor, a further double bedroom with en suite shower room. There is a gas-fired central heating system and uPVC double glazing. Externally, the rear of the property enjoys a southerly aspect with a stone flagged seating area. The gravelled section of the garden has ample parking for two cars. And has a charging point for an electric vehicle. This is a most impressive home in this well established residential area and an internal inspection is required to appreciate the layout and accommodation throughout.

Imperial Road, Marsh  
Huddersfield,

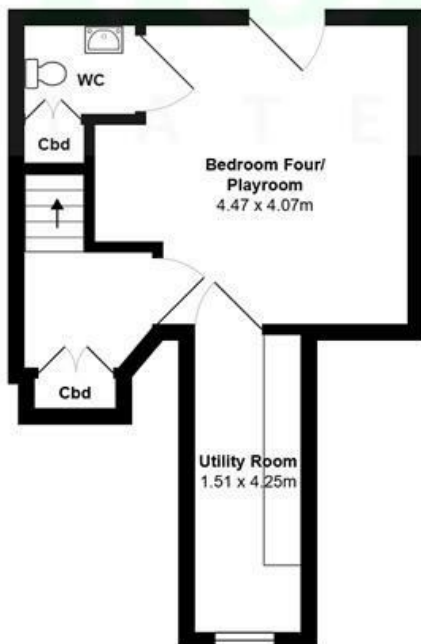
Floorplan



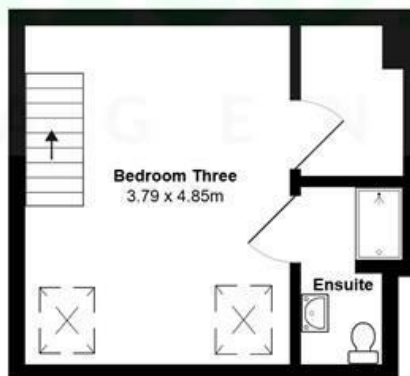
Ground Floor



First Floor



Lower Ground Floor



Second Floor

All measurements are approximate and for display purposes only

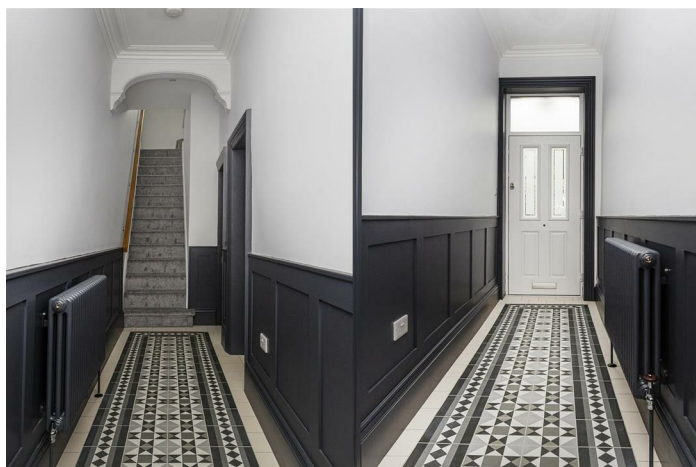


# Imperial Road, Marsh Huddersfield,

## Details



### Entrance Hallway



An external composite entrance door with decorative glazed panels and an opaque over-light gives access to the entrance hallway. This is a superb start to this fabulous home and a taste of the quality of presentation throughout. Of particular note is the floor tiling which incorporates mosaic tiled runner effect with contrasting timber panelling on either side and detailed door architraves. The high ceiling incorporates cornice coving and a decorative archway with the staircase at the opposite end. There is a period style radiator and oak internal doors which give access to the living room and dining kitchen.

### Living Room



This reception room is positioned at the front of the property and has crisp neutral décor and grey carpeting. The high ceiling incorporates deep cornice coving, there is detailed

internal joinery with architraves and deep skirting boards along with space for a good amount of furniture. The room has two period style radiators.

### Dining Kitchen



This room has the wow factor and is particularly light and bright enjoying a southerly aspect with uPVC windows maximising natural light, complemented by the clean lines and neutral décor. The kitchen has an extensive array of units to high and low levels in contrasting grey and dark blue with quartz worktops with matching upstands. There is a sunken one-and-a-half bowl stainless steel sink with mixer tap and an island/peninsular unit with further storage beneath. The worktops extend to create a breakfast bar area. Integrated appliances include a five-ring ceramic hob with a rectangular illuminated filter hood, fridge and freezer, double oven, microwave and dishwasher. The room can easily accommodate a formal dining table and features a herringbone patterned tiled floor along with sunken ceiling downlighting and a period style radiator. A staircase gives access down to the lower ground floor accommodation and a composite rear door leads out to the enclosed garden.

### Staircase to lower ground floor

The staircase has grey carpeting, neutral décor and sunken LED downlighting. At the bottom of the stairs is a useful illuminated storage cupboard and an oak door leads to bedroom four/playroom.

# Imperial Road, Marsh Huddersfield,

## Details



### Bedroom Four/Playroom



This is a most versatile space, depending on purchasers' requirements, be it as a fourth double bedroom, playroom, home office or cinema room. It has the advantage of an aluminium double-glazed door with integral blind, with steps up into the garden along with ceiling downlighting, twin radiators and an adjoining toilet.

### WC/En Suite



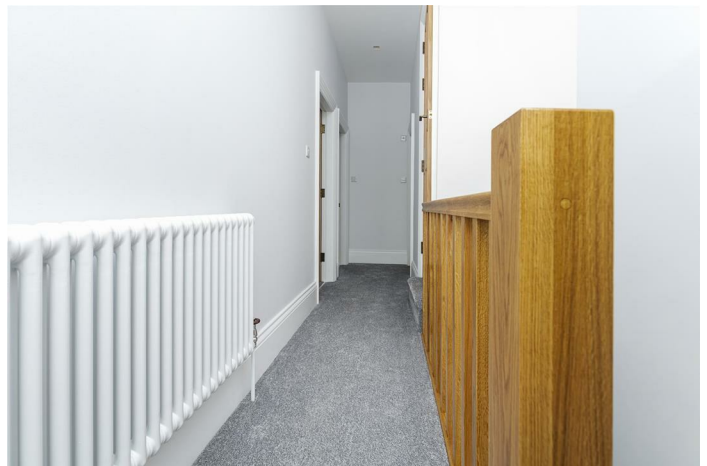
This could serve as an en suite should the room be utilised as a bedroom. It would also be useful no matter what the use of the room and is accessible from the garden for use when entertaining outdoors. A storage cupboard houses the hot water cylinder and there is a radiator.

### Utility



Accessed off the bedroom/playroom, this has a worktop with storage cupboards beneath, a matching upstand and plumbing for an automatic washer. This room houses the new Keston boiler for the central heating system and has a cupboard housing the fuse board. There is an opaque uPVC window, extractor fan and a radiator.

### First Floor Landing



From the hallway, the staircase rises to the first floor landing which has a uPVC window along with grey carpeting, a solid oak handrail and balustrade along with neutral décor. There is sunken LED downlighting and a staircase leading to the first floor.

# Imperial Road, Marsh Huddersfield,

## Details



### Bedroom One



This double bedroom is positioned at the front of the property and enjoys lots of natural light from its uPVC window. The room has a high ceiling, plenty of space for fitted or freestanding furniture and a radiator.

### Bedroom Two



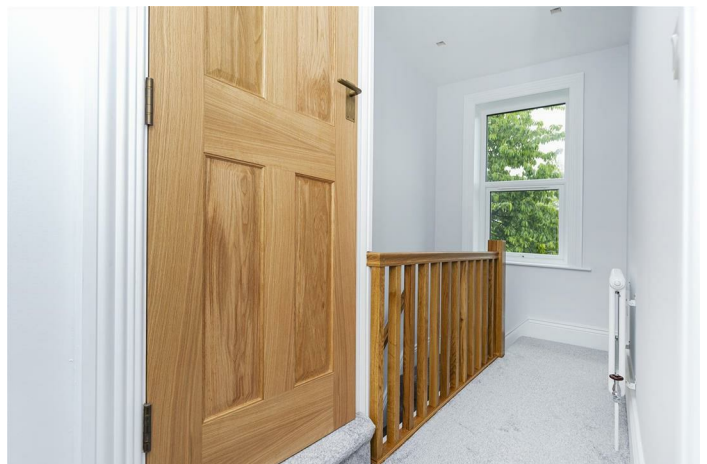
This double bedroom is positioned at the rear of the property and enjoys a southerly aspect with a large uPVC window flooding this room with natural lighting. There is plenty of space for fitted or freestanding furniture and a radiator.

### Bathroom



The stylish bathroom features a four-piece suite comprising a freestanding double ended bath with floor mounted mixer tap and hand held shower attachment, oval hand basin with storage cupboards beneath, low-level WC and separate shower cubicle with overhead waterfall style shower fitting and thermostatic hand held shower attachment. Within the shower cubicle is full height brick style tiling with three quarter height tiling to the remaining walls. There is ceiling LED downlighting, floor tiling, illuminated toiletries cabinet, extractor fan and an upright chrome ladder-style radiator. The under stairs storage cupboard is perfect for linen and toiletries, etc. To the front elevation is an opaque uPVC window.

### Top Floor



From the landing, a staircase rises to the top floor accommodation.



# Imperial Road, Marsh Huddersfield,

## Details



### Bedroom Three



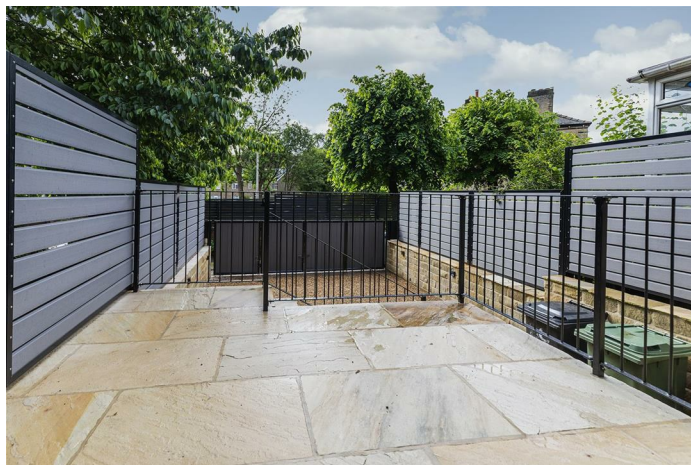
This large double room has twin Velux windows to the front elevation, access to eaves storage and a useful walk-in wardrobe/store cupboard with LED downlighting. There is a radiator and access to the en suite shower room.

### En Suite Shower Room



The shower room comprises a wall mounted hand basin, low-level WC and double shower cubicle with overhead waterfall style shower fitting and hand-held shower attachment. There is brick style tiling to the walls, floor tiling, extractor fan, LED downlighting and a chrome ladder-style radiator.

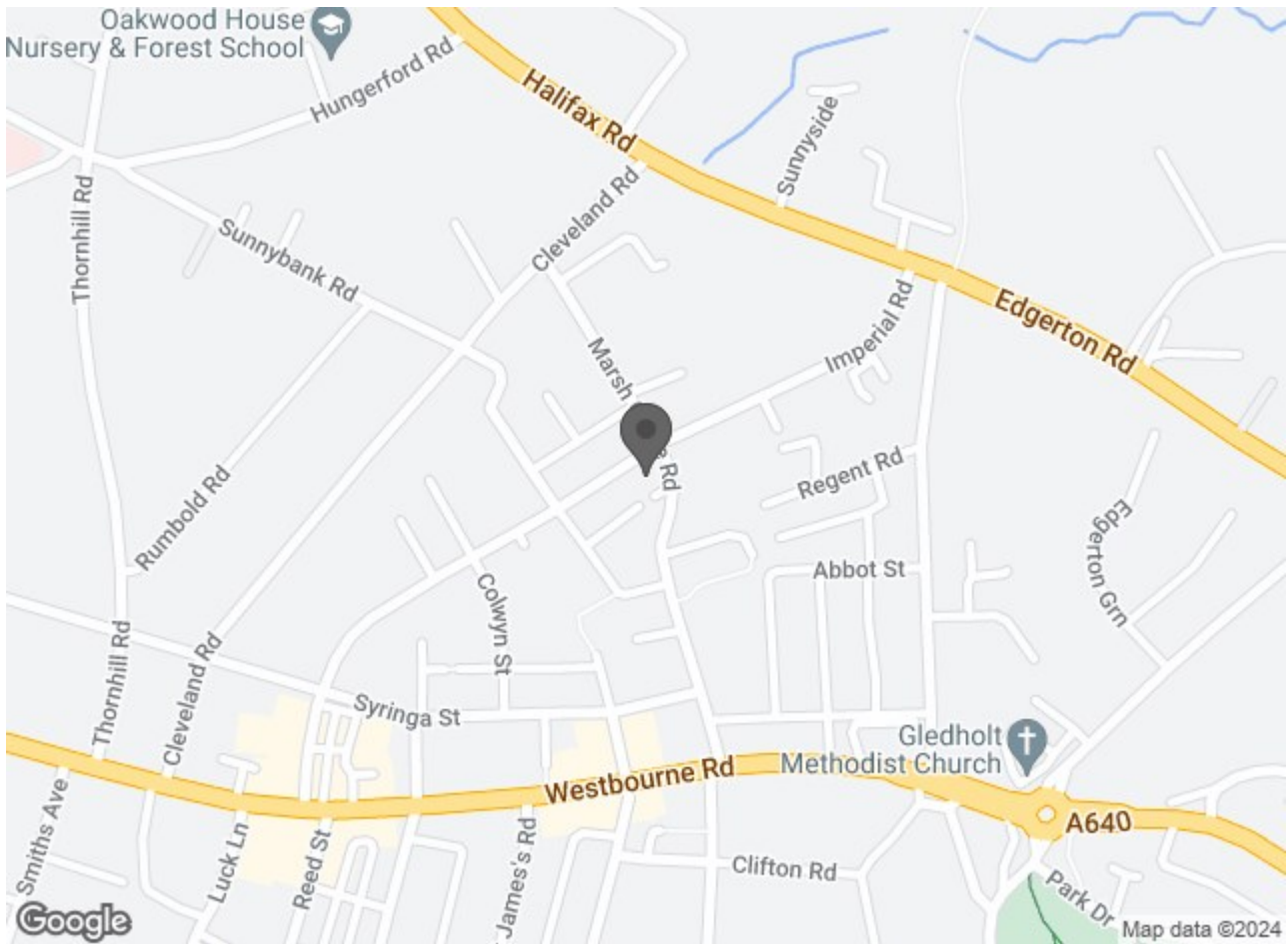
### External Details



At the front of the property is a stone perimeter wall with stone gateposts and a wide stone flagged pathway leading to the entrance door. The front garden has been designed for ease of maintenance with coloured slate and a planted border on one side. The rear garden enjoys a southerly aspect and is a real sun trap with a stone flagged patio, metal balustrading and gate, external lighting and power sockets. Steps with a handrail lead down to a stone flagged patio with further steps down to the door of the lower ground floor bedroom four/playroom. The garden itself is enclosed by perimeter walling, stylish fencing and bi-folding gate with the lower garden having gravel which could be used as a parking area for two vehicles. In addition, there is lighting and a charging point for an electric vehicle. The property has also had a new roof fitted throughout the process of refurbishment.

# Imperial Road, Marsh Huddersfield,

Directions



# Imperial Road, Marsh Huddersfield,

## DISCLAIMER

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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