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**Haywood Avenue, Marsh  
Huddersfield,**

**Offers in the region of  
£250,000**

This spacious three-bedroom home has accommodation over four levels and is conveniently placed for local amenities, schooling, hospital and motorway access. This property has been renovated throughout and is presented to a very high standard. The accommodation comprises an entrance lobby, living room with feature fireplace and dining/sitting room with French doors. The dining kitchen is positioned on the lower ground floor with integrated appliances and an external door leading up to the front garden. On this level is also a guest WC. On the first floor are two bedrooms and the house bathroom. The top floor of the property has a large double room which has the advantage of its own en suite shower room. There is a gas-fired central heating system, uPVC double glazing and an alarm system. Externally, the property enjoys a westerly aspect to the rear and has a patio, lawn and double width gravelled parking area. Only by an internal inspection can the accommodation be appreciated. It has the benefit of being offered with no chain involvement.

# Haywood Avenue, Marsh Huddersfield,

## Floorplan



### Lower Ground Floor

Floor area 20.9 sq.m.  
(225 sq.ft.)

### Ground Floor

Floor area 34.3 sq.m.  
(369 sq.ft.)

### First Floor

Floor area 34.3 sq.m.  
(369 sq.ft.)

### Second Floor

Floor area 24.1 sq.m.  
(260 sq.ft.)

**TOTAL: 113.7 sq.m. (1,224 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Haywood Avenue, Marsh Huddersfield,

## Details



### Entrance Lobby

An external composite door with opaque glazed panels and an over-light bearing the house number gives access to the entrance lobby. This is the perfect place for shoes and coats, etc. There is wood effect laminate flooring, a radiator and a door leading to the living room.

### Living Room

This light and bright reception room is positioned at the front of the property and has a uPVC window. There is exposed brickwork to the chimney breast along with a deep stone flagged hearth with a timber mantel above. The room is presented to a high standard with neutral décor and carpeting and can easily accommodate a good amount of furniture. There is a radiator and a panelled door that leads to an inner lobby.



### Inner Lobby

This has a staircase rising to the first floor accommodation.

### Dining/Sitting Room

This room is positioned at the rear of the property enjoying a westerly aspect, benefitting from the afternoon sun. This is a multipurpose reception room and could be used as a formal dining room or second sitting room, etc. The rear uPVC window overlooks the garden and French doors lead out onto a paved seating area. There is wood effect laminate flooring, a radiator and a door leading to the lower ground floor dining kitchen.



# Haywood Avenue, Marsh Huddersfield,

## Details



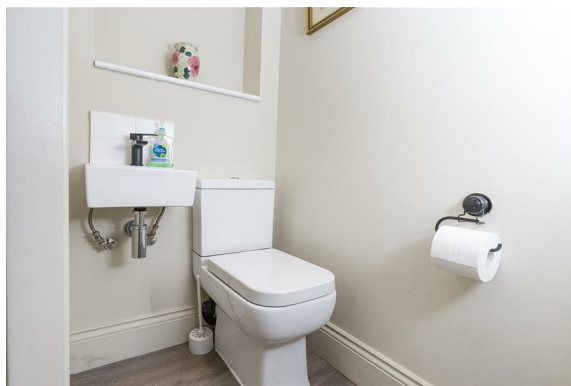
### Dining Kitchen

This light and bright room is positioned at the front of the property and has a uPVC window and a uPVC glazed door giving access up into the garden. There are contemporary units to high and low levels with granite working surfaces and matching upstands along with a sunken one-and-a-half bowl stainless steel sink with mixer tap. Recessed to the chimney breast is a four-ring gas hob, fan oven and ceiling mounted filter hood. Integrated appliances include a fridge and freezer and there is plumbing for an automatic washer. The flooring is identical to that of the entrance lobby and dining/sitting room. Concealed in a tall storage cupboard is the boiler for the central heating installation. There is ceiling downlighting, a radiator and a formal dining table could easily be accommodated. Off this room is the downstairs WC.



### Downstairs WC

This room has a continuation of the laminate flooring and a two-piece suite comprising a rectangular hand basin with tiled splashback and a low-level WC. There is ceiling downlighting, an extractor fan and a radiator.



### First Floor Landing

From the inner lobby, the staircase rises to the first floor landing where there is a spindle balustrade, a radiator and a staircase giving access to the top floor.

# Haywood Avenue, Marsh Huddersfield,

## Details



### Bedroom One

This double bedroom is positioned at the front of the property and runs the full width. It is light and bright with twin uPVC windows, provision for a wall mounted TV and plenty of space for fitted or freestanding furniture. There is also a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a useful storage cupboard beneath the staircase and twin built-in hanging rails over the bulkhead. There is a uPVC window and a radiator.



# Haywood Avenue, Marsh Huddersfield,

## Details



### Bathroom

The stylish bathroom has a contemporary white three-piece suite comprising a P-shaped bath with an overhead waterfall style shower fitting and a hand-held shower attachment, a pedestal wash hand basin with tiled splashback and a low-level WC. There is appropriate brick style tiling around the bath along with feature floor tiling, ceiling downlighting, extractor fan and a gun metal grey upright ladder-style radiator. To the rear elevation is an opaque uPVC window.



### Bedroom Three

From the first floor landing, the staircase rises to the top floor. This large double bedroom could be utilised as the master bedroom or a perfect teenager space. There is a useful open storage area and a large eaves storage cupboard. The room has a rear uPVC window along with ceiling downlighting and a radiator. This room also has the advantage of an en suite shower room.



# Haywood Avenue, Marsh Huddersfield,

## Details



### En Suite Shower Room

The three-piece suite comprises a shower cubicle with brick style tiled interior and wall mounted shower fitting, a pedestal wash hand basin with tiled splash back and a low-level WC. There is ceiling downlighting, an extractor fan, a radiator and a Velux window within the roofline.



### External Details

At the front of the property is an enclosed garden area designed for ease of maintenance with gravelled areas, wide stone flagged pathways with steps up to the entrance door. Further steps lead down to a composite door leading to the dining kitchen. The rear garden has a westerly aspect, enjoying the afternoon sun, a full width stone flagged patio area and wide stone flagged pathway. The garden is enclosed by perimeter fencing and has a level, lawned area. Beyond the gated timber fence is a gravelled parking area for two vehicles side-by-side.



### Tenure

The vendor has informed us that the property is freehold and we await further confirmation. 10.06.24.

# Haywood Avenue, Marsh Huddersfield,

Directions

