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## Heatherfield Road, Marsh Huddersfield, Kirklees

**Offers over £170,000**

This well-presented two-bedroomed semi-detached home has bay windows and an enclosed rear garden. The property is located in this ever popular and highly accessible area, between the town centre and Lindley. This house offers an ideal opportunity for a first time buyer or young family with an array of amenities on the doorstep. The accommodation comprises a side entrance porch, living room with bay window and rear dining kitchen with integrated appliances. On the first floor are two double bedrooms and bathroom with three-piece suite. The property has a gas fired central heating system with a Smart thermostat, uPVC double glazing (apart from the side entrance) and a security system. There are front and rear gardens, the rear garden being a major selling feature comprising a good sized paved seating area, adjoining level lawn and a good sized timber decked terrace. An early inspection is advised.

**Heatherfield Road, Marsh  
Huddersfield, Kirklees**

**Floorplan**



All measurements are approximate and for display purposes only

# Heatherfield Road, Marsh Huddersfield, Kirklees

## Details



### Entrance Porch

An external timber door with opaque leaded glazed panels gives access to the entrance porch. This has single glazed side windows and is a useful place for coats and shoes. An internal timber door with coloured glazed panels gives access to the entrance lobby.

### Entrance Lobby

A staircase rises to the first floor accommodation and an internal door leads to the living room.

### Living Room



This good sized reception room is positioned at the front of the property, being particularly light and bright with a large walk-in bay window with uPVC glazing. A fireplace with matching inlay and hearth is home to a coal effect living flame gas fire. There is coving to the ceiling, plenty of space for furniture and a radiator.

### Dining Kitchen



This room is positioned at the rear of the property and overlooks the pleasant garden. The kitchen has wall cupboards, base units, working surfaces and a stainless steel sink. Integrated appliances include a four-ring gas hob with canopy style filter hood, oven and slimline dishwasher. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. Concealed is the boiler for the central heating system. The room has oak style laminate flooring and can accommodate a formal dining table. There is a useful under stairs store cupboard with shelving, a rear uPVC window, a uPVC and glazed external door and a radiator.

### First Floor Landing

From the inner lobby, the staircase rises to the first floor landing where there is coving and a radiator.

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## Details



### Bedroom One



This double bedroom is positioned at the front of the property and is particularly light and bright with a large uPVC window. There is space for fitted or freestanding furniture, coving to the ceiling and a radiator.

### Bedroom Two



This double bedroom is positioned at the rear of the property and has a uPVC window with an outlook over the garden. There is space for fitted or freestanding furniture and a radiator.

### Bathroom



The bathroom has a three-piece suite comprising a panelled bath with overhead waterfall style shower fitting and hand-held shower attachment, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, ceiling downlighting, an upright chrome ladder-style radiator and an obscure uPVC window.

### External Details



At the front of the property is a low-level perimeter wall with stone gateposts and a metal gate leading to a pathway with a handrail. There is a level lawned garden, perimeter hedging, shrubs and flowerbeds. The pathway continues to the side entrance porch and continues around to a metal gate providing access to the garden. The rear garden is a particularly pleasant space with a large, paved patio area adjoining the dining kitchen. There is outside lighting and

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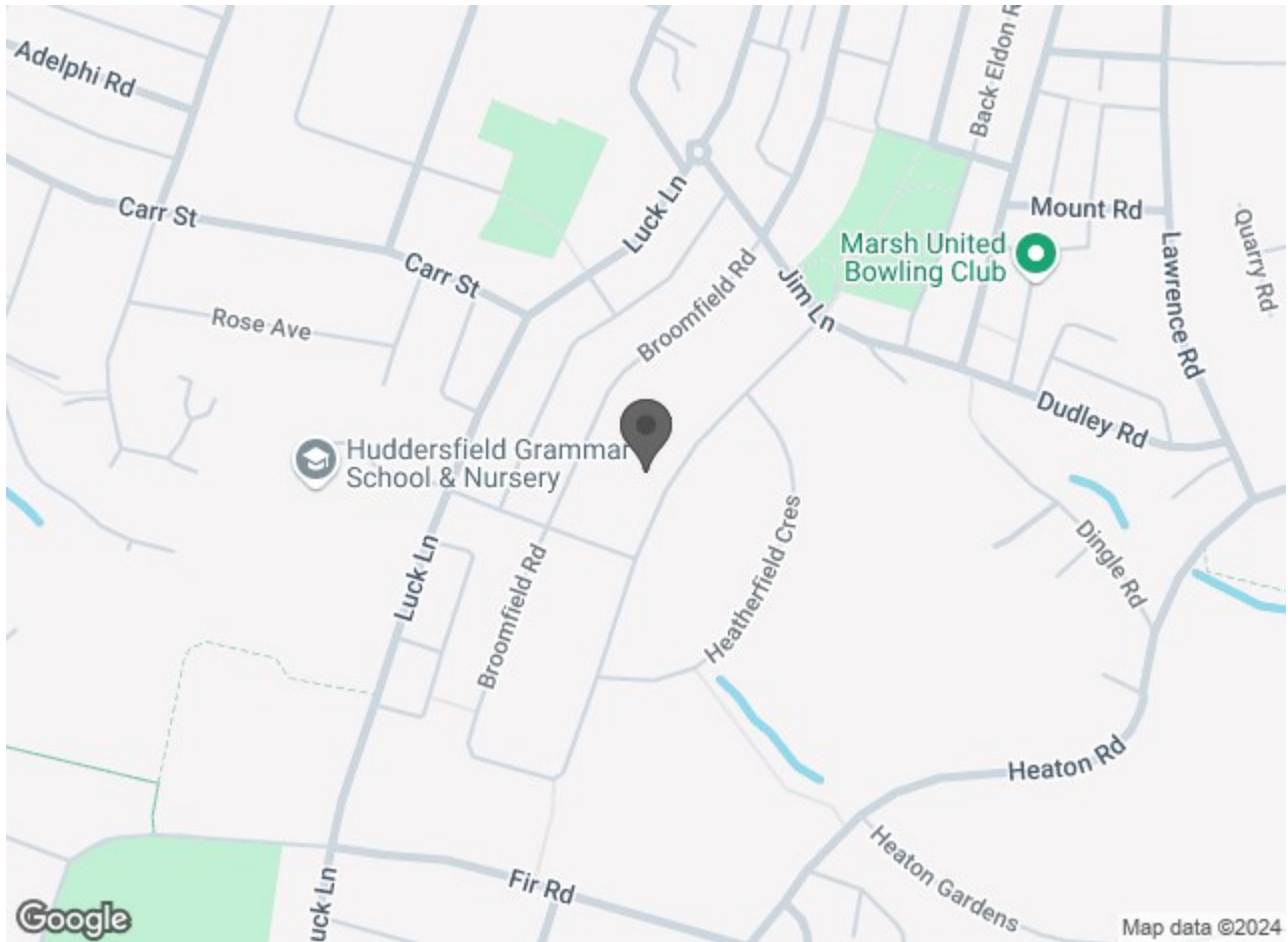
water. Beyond the patio area is a good sized level lawn with mature beds and borders on either side. At the bottom of the garden is a boundary fence and a timber decked seating area.

### Tenure

The vendors of this property inform us that it is leasehold and we await further details. 21.09.24

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Directions



# Heatherfield Road, Marsh Huddersfield, Kirklees

## 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.
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