Martin
Thornton
E S T A T E   A G E N T S

5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

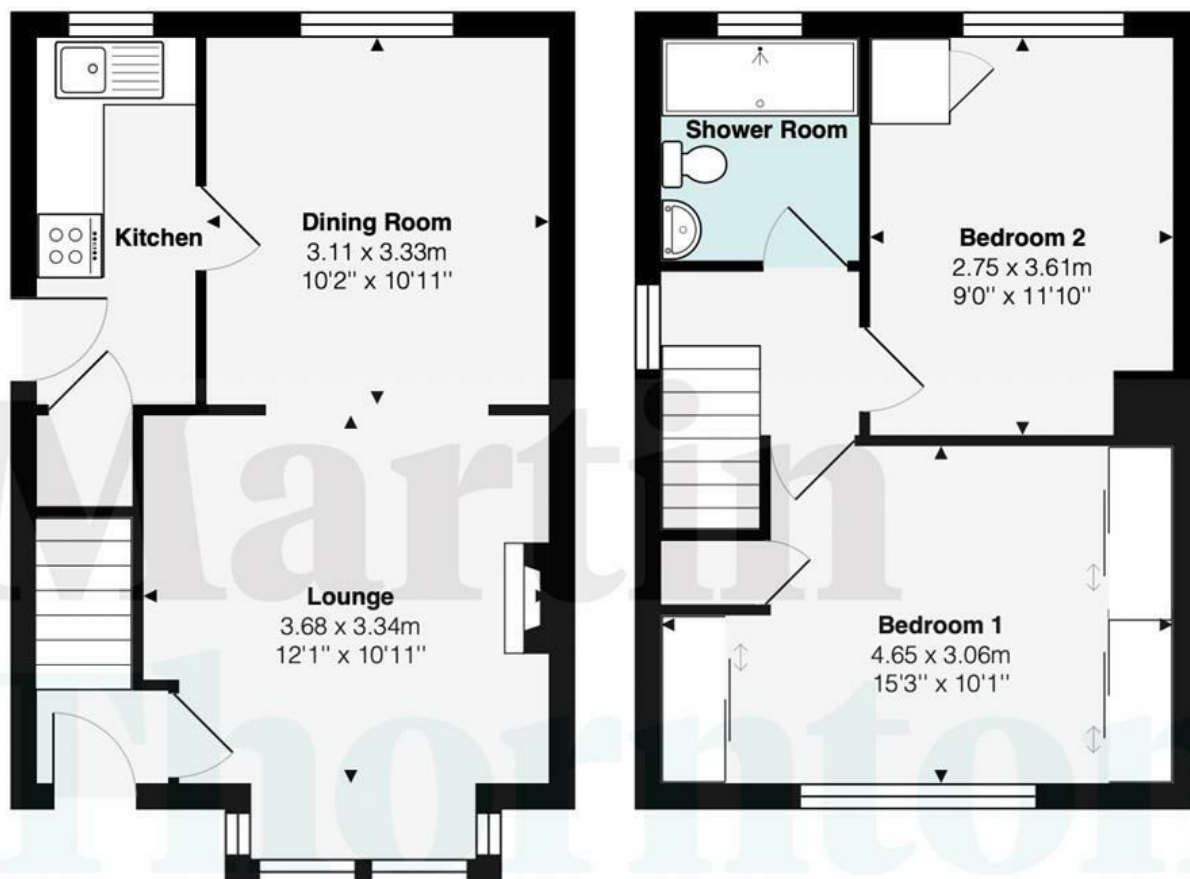**martin–thornton.com**
01484 508000

Link Road, Marsh
Huddersfield,

Offers in the region of
£180,000

This much-loved family home is conveniently placed for amenities within Marsh, nearby schooling and is midway between the town centre and Lindley. The accommodation comprises an entrance lobby, living room with bay window, rear-facing dining room and kitchen. On the first floor are two double bedrooms and a shower room. The property has gas-fired central heating, uPVC double glazing and an alarm system. Externally, there are front and rear gardens, a driveway and a garage. The property has the advantage of no onward chain.

Link Road, Marsh
Huddersfield,

Floorplan

Kitchen

Dining Room
3.11 x 3.33m
10'2" x 10'11"

Lounge
3.68 x 3.34m
12'1" x 10'11"

Shower Room

Bedroom 2
2.75 x 3.61m
9'0" x 11'10"

Bedroom 1
4.65 x 3.06m
15'3" x 10'1"

Link Road, Marsh, Huddersfield, HD1 4QQ

Total Area: 64.3 m² ... 692 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan,
measurements of doors, windows and rooms and any other items are approximate and no
responsibility is taken for any error, omissions or mis-statement.
The plan is for illustrative purposes only and should be used as such.

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Entrance Lobby

An external uPVC door with a decorative glazed panel and over-light gives access to the entrance lobby. This has an inset matwell, a radiator and a staircase rising to the first floor accommodation. An internal door leads to the living room.

Living Room

This reception room is positioned at the front of the property and has a walk-in bay with uPVC glazing overlooking the garden. There is a stone fireplace with a marble finish hearth, home to an electric fire. The room has wall light points, coving, a radiator and a decorative archway leading to the dining room.

Dining Room

This second reception room is positioned at the rear of the property and has a uPVC window overlooking the garden. The room can accommodate a good sized formal dining table and we anticipate that buyers may wish to remove the dividing wall to create a large open plan dining kitchen (subject to any necessary permissions and consents). There is also a radiator.


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Kitchen

The kitchen is positioned at the rear of the property and requires modernisation, but offers excellent potential. It has wall cupboards, base units, working surfaces and a stainless steel sink. There is space for a freestanding electric cooker, plumbing for an automatic washer and space for a washing machine. The room has a useful pantry, a uPVC window and a uPVC glazed side door.
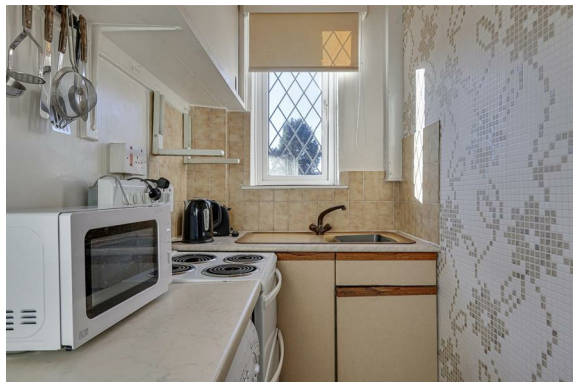
First Floor Landing

From the entrance lobby, a staircase rises to the first floor landing. There is a side uPVC window and access to the loft area.

Bedroom One

This large double bedroom is positioned at the front of the property and has mirror-fronted sliding door wardrobes. There is a useful storage cupboard over the bulkhead, a uPVC window, coving to the ceiling and a radiator.

Bedroom Two

This rear-facing double bedroom enjoys a southerly aspect from its uPVC window. There is a large built-in double wardrobe, a dressing table with drawers, coving and a radiator.

Shower Room

This room has been recently updated and has a walk-in shower area with a glazed screen and a wall-mounted shower. There is a hand basin with storage cupboards below and a low-level WC. The walls and floor are tiled. The room has coving to the ceiling, an upright chrome ladder-style radiator and a uPVC window.

External Details

At the front of the property is a low-level perimeter wall, a lawned level garden with flowerbeds and a driveway with parking for two cars side-by-side (depending upon size). On the left hand side of the garage, access can be gained to the rear garden with a full-width paved patio, which can be a real sun trap with the property enjoying a southerly aspect. Adjoining the patio is a lawned garden with a greenhouse at the end. There is an external water tap.

Garage

This has an up-and-over door, power, lighting and houses the boiler for the central heating system.

Tenure

We await further deatils about the tenure of the property. 22/11/24

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Directions

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