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## Waverley Terrace, Marsh Huddersfield,

**Offers in the region of  
£120,000**

This two-bedroomed mid-through terrace is positioned on this tree-lined terrace midway between Lindley Village and the town centre. The property would suit a variety of buyer profiles, be it a first home, down-sizer or investment opportunity. The accommodation comprises an entrance lobby, living room, kitchen and useful cellar. On the first floor are two double bedrooms and a bathroom. The property has gas-fired central heating and uPVC double glazing. Externally, there are front and rear gardens and parking on the road.

**Waverley Terrace, Marsh  
Huddersfield,**

**Floorplan**



All measurements are approximate and for display purposes only

# Waverley Terrace, Marsh Huddersfield,

## Details



### Entrance Lobby

An external uPVC door with an opaque glazed panel gives access to the entrance lobby. This is the perfect place for storing shoes and coats and access can be gained to the living room.

### Living Room

This good sized reception room is positioned at the front of the property. It has a fire surround with a matching inlay and hearth, home to a coal effect living flame gas fire. There is coving to the ceiling, a uPVC window, plenty of space for furniture, coving to the ceiling and a radiator. An internal door leads to the kitchen.



### Kitchen

The kitchen is positioned at the rear of the property and has wall cupboards, base units, working surfaces with brick-style splashbacks and a stainless steel sink. It has a four-ring gas hob with a pull-out filter hood and a built-in fan oven. There is space for freestanding appliances, floor tiling, a uPVC stable-style rear door, a uPVC window and a radiator. Access can be gained to the first floor and the cellar.



### Cellar

This handy storage space houses the Ideal Instinct 2 boiler for the central heating system. There is space for additional kitchen appliances and a radiator.

### First Floor Landing

From the kitchen, a staircase rises to the first floor landing where there is access to the loft.



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## Details



### Bedroom One

This large double bedroom is positioned at the front of the property with mirror-fronted wardrobes and plenty of space for further furniture. It has a uPVC window and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property with a uPVC window and a radiator.



### Bathroom

The bathroom has a three-piece suite comprising a panelled bath with a shower attachment from the mixer tap, a wash hand basin with storage cupboards below and a low-level WC. There is tiling to the walls, an upright chrome ladder-style radiator and a uPVC window.

### External Details

At the front of the property is a perimeter wall and a wide flagged pathway leads to the entrance door. On the right hand side of the pathway is a gravelled garden designed for ease of maintenance. The rear garden is enclosed with a paved seating area and an adjoining gravelled area. There is a timber shed and perimeter fencing.



### Tenure

**Waverley Terrace, Marsh**  
**Huddersfield,**  
**Details**



The vendor informs us that the property is leasehold and we await further details. 14.12.24

# Waverley Terrace, Marsh Huddersfield, Directions

