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Smiths Avenue, Marsh Huddersfield,

Offers over £160,000

Best and final offers over are invited on this property in writing by Monday the 10th of March at 12noon:

OPEN TO VIEW:

Saturday 15th February: 1:15pm - 2pm

Wednesday 19th February: 3:15pm - 4pm

Saturday 1st March: 11am - 11:45am

Sunday 9th March: 12pm - 12:45pm

This three-bedroom, end of terrace property occupies a generous corner plot. It is located in this ever-popular area, midway between the town centre and Lindley, close to amenities. The house is ready for a make-over and possible redesigning, offering excellent potential. The accommodation comprises an entrance lobby, living room, rear kitchen and adjoining storerooms. On the first floor are three good-sized bedrooms and a bathroom. The property has single glazing. Externally, there are lawned gardens to the

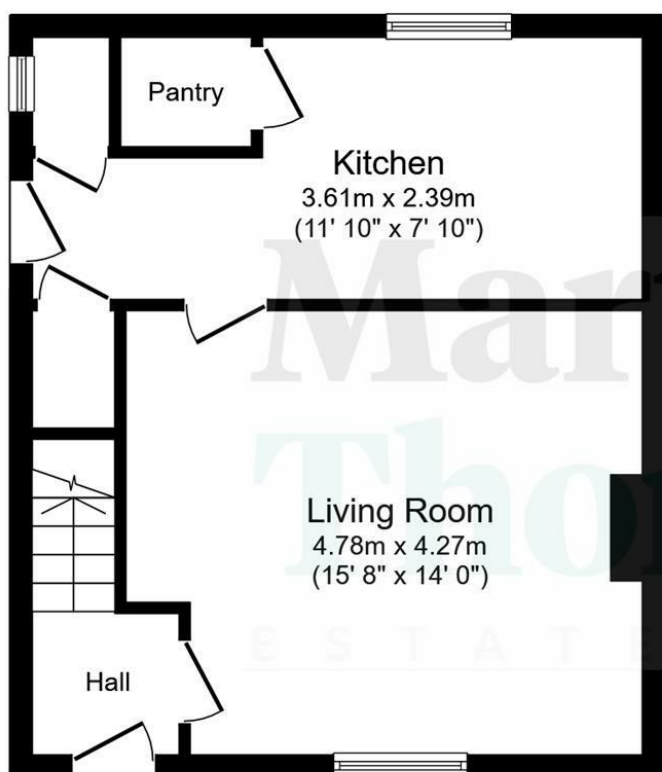
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**Smiths Avenue, Marsh
Huddersfield,**

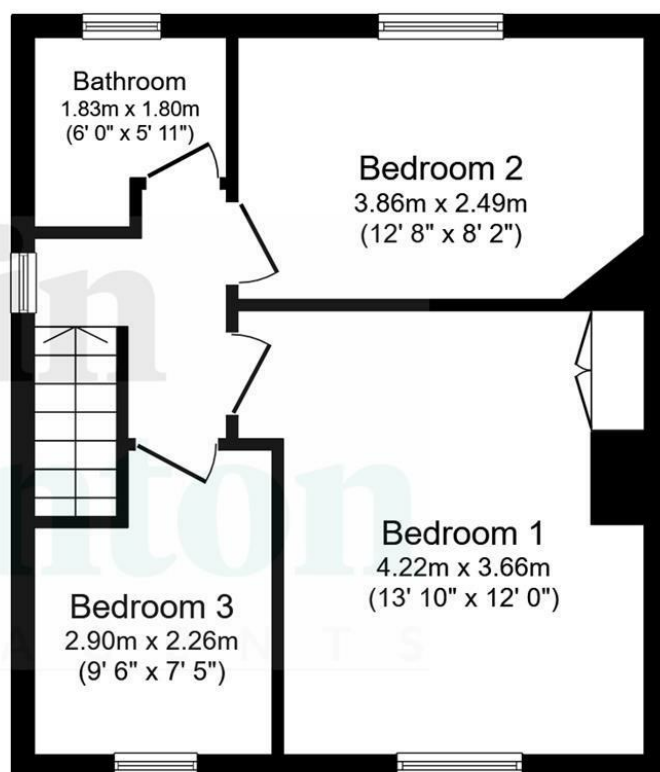
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front, side and rear. Subject to any permissions and consents, the rear garden could provide for a parking area/driveway, similar to neighbouring properties. The house is offered with the advantage of vacant possession.



Ground Floor

Floor area 39.4 m² (424 sq.ft.)



First Floor

Floor area 39.4 m² (424 sq.ft.)

TOTAL: 78.8 m² (848 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

Smiths Avenue, Marsh Huddersfield,

Details



Entrance Lobby

An external timber door with opaque glazed panels gives access to the entrance lobby. This is the perfect place to store coats and shoes. A staircase rises to the first floor accommodation and a panelled internal door leads to the living room.

Living Room

This good-sized reception room is positioned at the front of the property with broad single-glazed windows overlooking the lawned garden. There is a timber fire surround with a gas fire. The room has coving to the ceiling and a panelled door leads to the kitchen.



Kitchen

The kitchen has wall cupboards and base units with working surfaces and a stainless steel sink. There is space for a freestanding gas cooker and further freestanding appliances. This area houses the instant gas water heater. We anticipate that buyers will redesign and update this room, potentially incorporating the adjoining two stores to create a larger rear dining kitchen. Adjoining the kitchen is a useful pantry/store with power and lighting. It houses the fuse board and has built-in shelving. At the side of this is a smaller storeroom with a single glazed side window. There is also a useful under stairs storage cupboard and an external side timber and glazed door leading to the side garden.



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First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing which has a spindle balustrade and a single glazed side window.



Bedroom One

This large double bedroom is positioned at the front of the property. It has a floor-to-ceiling storage cupboard, a decorative cast iron fireplace and a single-glazed window.



Bedroom Two

This double bedroom is positioned at the rear of the property with single-glazed windows overlooking the garden. There is a decorative cast iron fireplace and coving to the ceiling.



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Bedroom Three

This good-sized third bedroom is positioned at the front of the property with a single-glazed window.



Bathroom

The bathroom is ready for a make-over and has a three-piece suite comprising a panelled bath with an electric shower over, a pedestal wash hand basin and a low-level WC. There is tiling around the bath area and a single-glazed rear window.



External Details

At the front of the property is privet hedging and a pathway with lawned gardens on either side. The lawn extends to the side of the property where there is a second pathway and privet hedging. The large rear garden is a major selling feature and may provide an opportunity to create a driveway/off-road parking area, subject to any necessary consents and permissions.



Tenure

**Smiths Avenue, Marsh
Huddersfield,**

Details



The vendor informs us this property is Freehold.

Smiths Avenue, Marsh Huddersfield,

Directions

