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**Lawrence Road, Marsh
Huddersfield,**

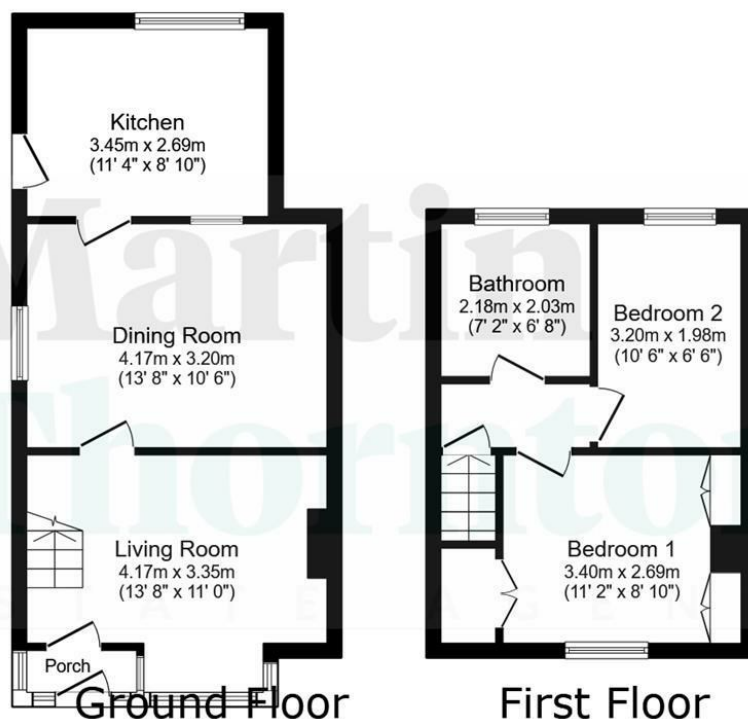
**Offers in the region of
£180,000**

****UNEXPECTEDLY RE-OFFERED****

This two-bedroom terraced property has been extended from its original design with two good-sized reception rooms and a separate kitchen. It occupies a corner plot with parking to the rear and is perfectly placed for local amenities, schooling, public transport and Greenhead Park. The accommodation comprises an entrance porch, living room with bay window, separate dining/sitting room and good-sized rear kitchen. On the first floor is access to useful storage in the loft area, two bedrooms and a bathroom. The property has a Hive gas-fired central heating system, of which the boiler was replaced in 2019, and uPVC double-glazing. Externally, the principal garden is enclosed to the side and there is off-road parking.

Lawrence Road, Marsh
Huddersfield,

Floorplan



Floor area 37.7 m² (406 sq.ft.) Floor area 25.7 m² (277 sq.ft.)

TOTAL: 63.4 m² (683 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

Lawrence Road, Marsh Huddersfield,

Details



Entrance Porch

An external uPVC door with a decorative opaque glazed panel gives access to the entrance porch. This has uPVC windows on either side and a timber and glazed door leads into the living room.

Living Room



This reception room is positioned at the front of the property and has a walk-in bay window with uPVC glazing. It has a fire surround with a raised marble hearth, coving and a ceiling rose and plenty of space for furniture. The staircase rises to the first floor accommodation and there are two radiators. A door leads to the dining room.

Dining Room



This large second reception room could be used as a dining room or second sitting room. It can accommodate a large

formal dining table and has plenty of space for additional furniture. There is coving to the ceiling, a radiator and a large side uPVC window makes the room particularly light and bright. A timber and glazed door leads to the kitchen.

Kitchen



This is an extension to the original layout and is positioned at the rear of the property. It has wall cupboard and base units with working surfaces and a one-and-a-half bowl stainless steel sink with a mixer tap. There is plumbing for an automatic washer and dishwasher, space for further appliances such as a freestanding cooker, condensing dryer and freestanding fridge freezer. The room has appropriate wall tiling, a rear uPVC window, ceiling downlighting and a radiator. A side uPVC door with a decorative opaque panel serves as an everyday entrance to the property.

First Floor Landing

From the living room, the staircase rises to the first floor landing. It has a drop down ladder providing access to the loft area which is boarded and has lighting.

Lawrence Road, Marsh Huddersfield,

Details



Bedroom One



This large double bedroom is positioned at the front of the property and has built-in wardrobes and storage cupboards, one of which houses the boiler for the central heating system. There is a uPVC window, coving to the ceiling and a radiator.

Bedroom Two



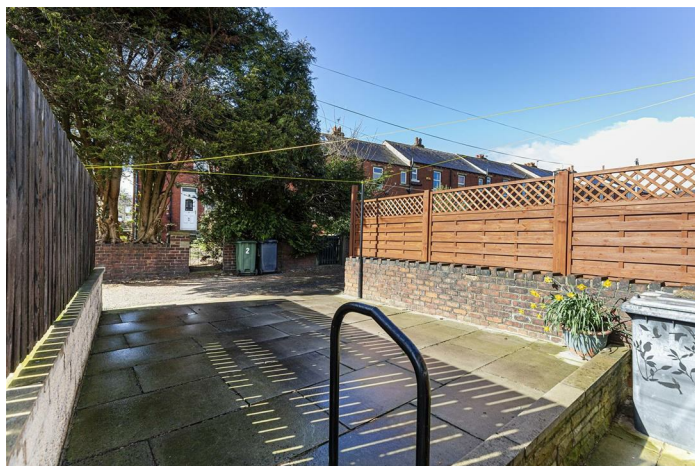
This good-sized second bedroom is positioned at the rear of the property and has space for freestanding or fitted furniture. It has a uPVC window, coving to the ceiling and a radiator.

Bathroom



The good-sized bathroom has a white three-piece suite comprising a timber panelled bath with a Triton independent shower over, a hand basin and a low-level WC with a concealed cistern. There is tiling to the walls, a useful shelved cupboard and a radiator incorporating a towel heater. To the rear is an opaque uPVC window.

External Details



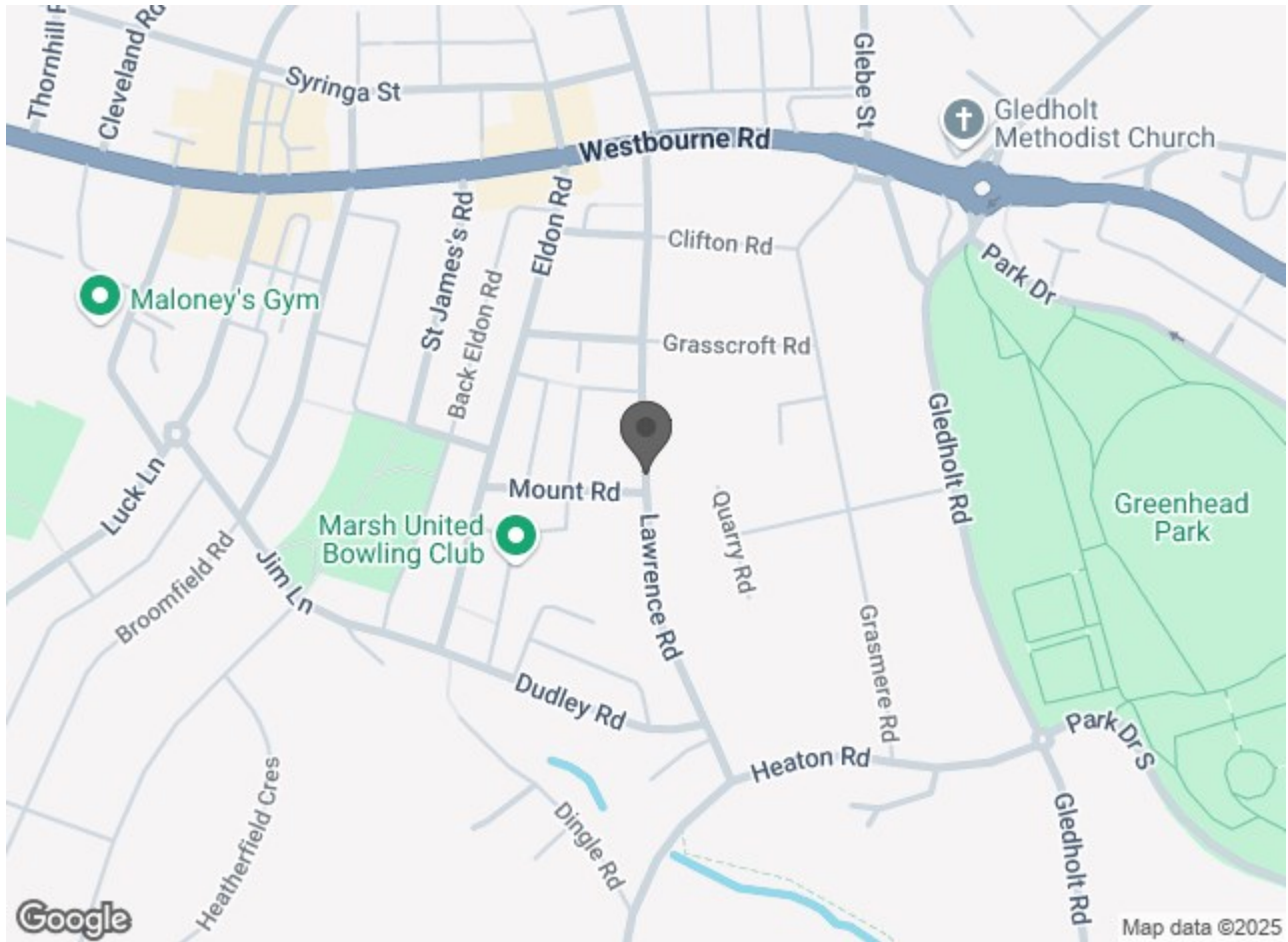
The property occupies a corner plot position and the front garden has a paved pathway with gravel borders, perfect for tubs, pots and planters. The level lawned garden has timber fencing, a paved seating area and shed. A lockable timber gates gives access to a paved parking area with external water.

Tenure

The vendor informs us that the property is freehold.

Lawrence Road, Marsh Huddersfield,

Directions



Lawrence Road, Marsh Huddersfield,

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**