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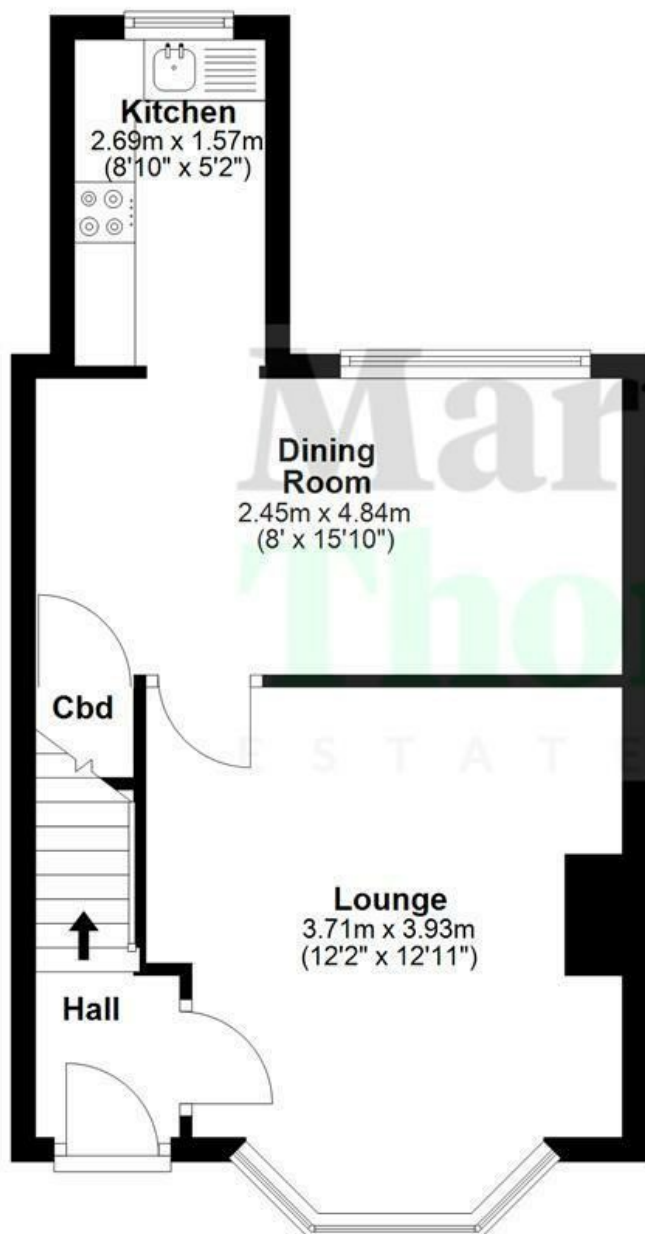
**Rose Avenue, Marsh
Huddersfield,**

Offers over £200,000

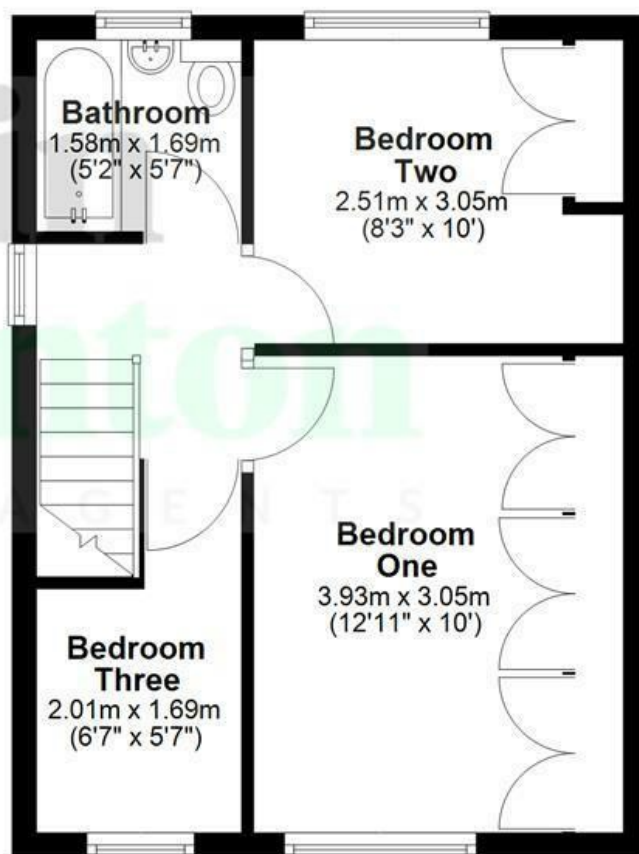
This three-bedroom semi-detached home is located in this popular area with ease of access to local amenities, transport, hospital and schooling. It has been extended from its original design to offer two separate reception rooms and kitchen. The accommodation comprises an entrance lobby, living room with bay window, dining room/second sitting room and kitchen with integrated appliances. On the first floor are three bedrooms and a bathroom. The property has a gas-fired central heating system and double-glazed windows. Externally, there are gardens to front and rear, the rear being a good size with a lawn. There is a useful outbuilding with power and lighting, perfect as a workshop/hobby room. The property is offered with the advantage of no onward chain.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

Rose Avenue, Marsh Huddersfield,

Details



Entrance Lobby

An external timber door with opaque glazed panels and a matching overhead light gives access to the entrance lobby. This has a built-in matwell and a staircase rising to the first floor. An internal door leads into the living room.

Living Room

This good-sized reception room is positioned at the front of the property with a broad bay window incorporating uPVC glazing and maximising natural lighting. The room enjoys a southerly aspect. There is a fire surround with a raised hearth, home to a living flame gas fire, and plenty of space for furniture. The room has neutral decor, two radiators and a door leading to the dining room.



Dining Room

This multipurpose room could be utilised as a formal dining room or second sitting room, linking the living room and kitchen together. It has a sealed unit double-glazed window overlooking the rear garden, oak style laminate flooring and concealed is the boiler for the central heating system. The room can easily accommodate a large formal dining table and has a useful under stairs cupboard with a sealed unit double-glazed side window.



Rose Avenue, Marsh Huddersfield,

Details



Kitchen

Accessed from the dining/sitting room, the kitchen has wall cupboards and base units with working surfaces and a stainless steel sink with a mixer tap. Integrated appliances include a fridge, freezer and slimline dishwasher. It has a double-glazed rear window.



First Floor landing

From the entrance lobby, the staircase rises to the first floor landing, which has a double-glazed side window and a radiator.

Bedroom One

This double bedroom is positioned at the front of the property with a bank of built-in wardrobes comprising hanging rails, shelving and drawers. It has two radiators and a uPVC window enjoying a southerly aspect, making the room light and bright.



Rose Avenue, Marsh Huddersfield,

Details



Bedroom Two

This double bedroom is positioned at the rear of the property with a bank of built-in treble wardrobes that also house the cylinder for the hot water system. There is a sealed-unit double-glazed window and a radiator.



Bedroom Three

This single bedroom is positioned at the front of the property and has a uPVC window and a radiator.



Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with a wall-mounted shower fitting over, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, an illuminated mirror, a sealed-unit double-glazed rear window and a radiator.



Rose Avenue, Marsh Huddersfield,

Details



External Details

At the front of the property is a perimeter wall and a block paved pathway with space for tubs, pots and planters. There is conifer hedging and a flower bed. On the left-hand side of the property is a timber gate and the block paved pathway continues around to the rear. At the rear is a raised gravel border on one side, a level lawn and perimeter fencing. There is a shed in the far corner and a useful brick built outbuilding with a uPVC entrance door, a uPVC side door, power and lighting along with external water. This would make an ideal workshop/hobby room and buyers may see the potential to convert it into a home office.



Tenure

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

Rose Avenue, Marsh Huddersfield,

Directions

