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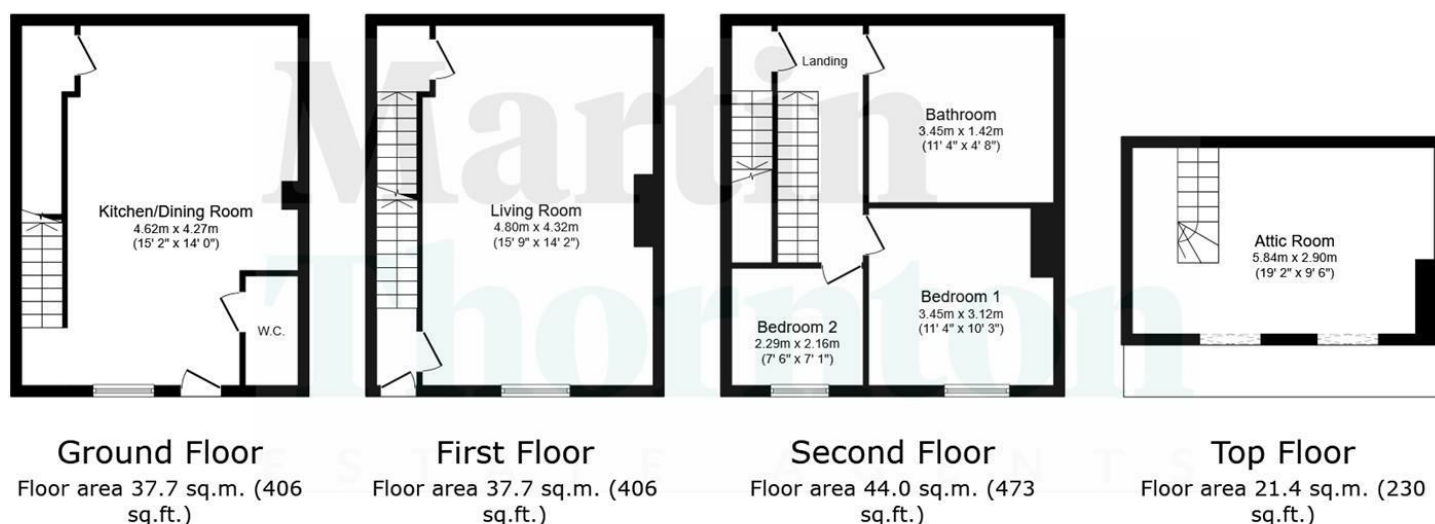
**Broomfield Road, Marsh
Huddersfield,**

£795 Per month

This two-bedroom rear back-to-back terraced property has accommodation over three floors along with a useful attic room. It is located in this highly accessible and popular area, midway between the town centre and Lindley, perfectly positioned for access to Greenhead Park, the train station and the hospital. The accommodation comprises an entrance lobby and a good-sized living room on the ground floor. On the lower ground floor is an open-plan dining kitchen and WC. Two bedrooms and a bathroom can be found on the first floor and the attic room would make an ideal home office, hobby or gaming room. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is a lawned garden and side-by-side parking.

Broomfield Road, Marsh Huddersfield,

Floorplan



Total floor area: 140.8 sq.m. (1,515 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

Broomfield Road, Marsh Huddersfield,

Details



Entrance Lobby

An external uPVC entrance door with an opaque glazed overlight gives access to the entrance lobby. This has a decorative archway and is an ideal place for shoes and coats. There is a radiator and a staircase rising to the first floor accommodation. A door leads into the living room.

Living Room

This large principal reception room is particularly light and bright with a large uPVC window enjoying a view over the lawned garden. There is plenty of space for furniture, grey carpeting and a radiator. A door leads through to a lobby.

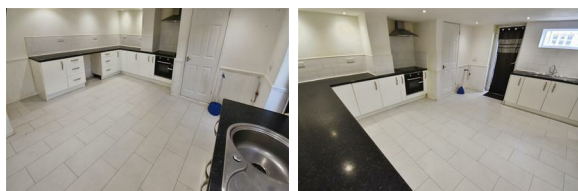


Lobby

The lobby has a staircase leading to the lower ground floor where the dining kitchen can be found.

Dining Kitchen

This large open-plan room has a uPVC double-glazed door providing access up into the garden. There are an extensive range of units to high and low levels with working surfaces and tiled surrounds. Integrated appliances comprise an oven, hob and canopy style filter hood. There is a stainless steel sink with mixer tap and space for a freestanding appliance. The room has ceiling downlighting along with laminate flooring, a radiator and can easily accommodate a large formal dining table. There is an under stairs storage area with power and lighting. Off the dining kitchen is the WC.



WC

This room has a two-piece suite comprising a wall-mounted hand basin and a low-level WC. There is a radiator and this area houses the boiler for the central heating system.

First Floor Landing

From the entrance lobby on the ground floor, the staircase rises to the first floor landing. By extending over the archway, the first floor is larger than the ground floor accommodation. A further staircase rises to the top floor.

Broomfield Road, Marsh Huddersfield,

Details



Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC window. It has plenty of space for furniture and a radiator.



Bedroom Two

This good-sized single bedroom has an opaque uPVC window and a radiator.



Bathroom

The good-sized bathroom has a white three-piece suite comprising a panelled bath with curved shower screen and shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. The walls are partly tiled and there is an extractor fan and an upright ladder style radiator.



Broomfield Road, Marsh Huddersfield,

Details



Attic Room

From the first floor landing, a return staircase rises to the top floor. This is a handy additional room and would make a perfect home office, gaming or hobby room. It has two Velux windows within the sloping roofline, space for furniture, power, lighting and a radiator.



External Details

The property has a good-sized lawned garden and an adjoining gravel parking area for two vehicles.



Broomfield Road, Marsh Huddersfield, Directions

