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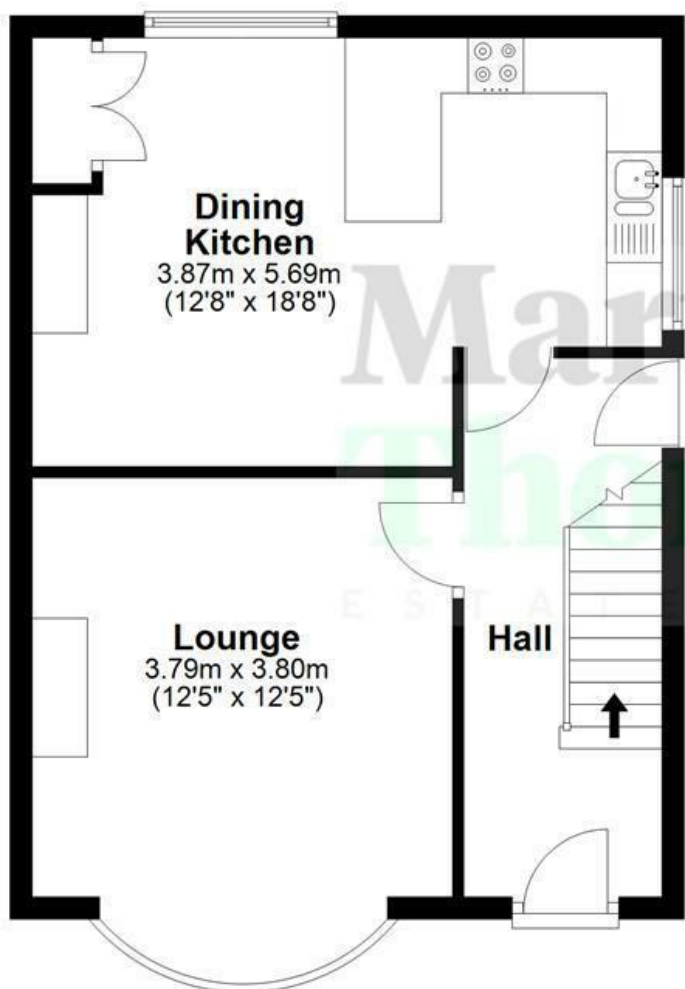
Luck Lane, Marsh Huddersfield,

Offers over £200,000

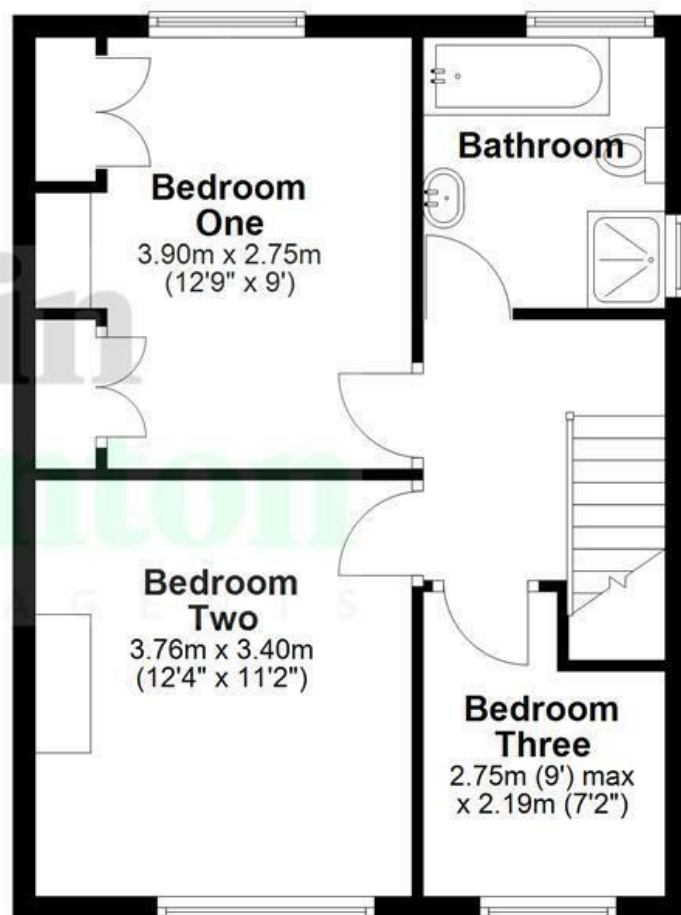
This three-bedroom semi-detached home has bay windows and a rear garden, which enjoys a south-westerly aspect. It has parking on the driveway and has a gas-fired central heating system and uPVC double-glazing. The property is close to local schooling and amenities in this popular area. The accommodation comprises an entrance hallway, living room with bay window, dining kitchen, useful basement with potential, good-sized bathroom and three bedrooms. Externally, it enjoys a pleasant rear aspect over adjoining allotments. The property is offered with no chain involvement.



Ground Floor



First Floor



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

Luck Lane, Marsh Huddersfield,

Details



Entrance Hallway

An external uPVC door with a decorative opaque glazed panel gives access to the entrance hallway. This has a staircase rising to the first floor accommodation, an inset matwell and a radiator. A timber and glazed door leads into the living room.

Living Room

This good-sized reception room is positioned at the front of the property and has a semicircular bay window with uPVC double-glazing. Recessed to the chimney breast upon a raised hearth with a slate finish is a coal effect stove style gas fire. There is coving to the ceiling, plenty of space for furniture and a radiator. A timber and glazed door leads into the dining kitchen.



Dining Kitchen

This open-plan room is positioned at the rear of the property and spans the full width of the home. The kitchen area has wall cupboards and base units with working surfaces and matching upstands and a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances comprise a five-ring gas hob with stainless steel splash back and canopy style filter hood and an electric oven. There is space for a freestanding fridge and plumbing for an automatic washing machine. The adjoining dining area can accommodate a good-sized formal dining table and has floor-to-ceiling storage with drawers and glazed doors. There is a pebble effect electric fire, ceiling downlighting and the room enjoys a dual aspect with rear and side uPVC windows. There is also a radiator.



Basement

The entrance hallway has a side uPVC door and steps lead down to the basement, which is the same size as the first floor accommodation. The rear room houses the boiler for the central heating system. A smaller room is used as a washroom/utility and has a rectangular Belfast style sink and space for additional appliances.

Luck Lane, Marsh Huddersfield,

Details



First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing, which has a side uPVC window.



Bedroom One

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



Bedroom Two

This good-sized double bedroom enjoys a view over the garden and allotments via a large uPVC window. It has built-in double wardrobes with overhead storage cupboards, space for further furniture and a radiator.



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Details



Bedroom Three

This single bedroom is positioned at the front of the property with a uPVC window. It has a useful storage cupboard over the staircase projection and a radiator.



Bathroom

The good-sized bathroom has a four-piece suite. There is a bath with a wall-mounted shower fitting over, along with a separate shower cubicle with a tiled interior, home to a wall-mounted Mira Excel shower, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls. The room enjoys a dual aspect with side and rear opaque uPVC windows, ceiling downlighting and a radiator.



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External Details

At the front of the property is a perimeter wall with stone gateposts. There is provision for parking on the driveway and, on the left-hand side of this, coloured slate and paving, ideal for tubs, pots and planters. On the right-hand side, a metal gate gives access to the wide pathway which continues around to the rear of the property, where there is external water and power. Steps lead down to a gravel and paved seating area with a rockery style border, a level lawn, a pathway leading to the end of the garden and a timber shed.



Tenure

The vendor informs us the property is Freehold.

Luck Lane, Marsh
Huddersfield,
Directions

