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**Dudley Road, Marsh
Huddersfield,**

**Offers in the region of
£260,000**

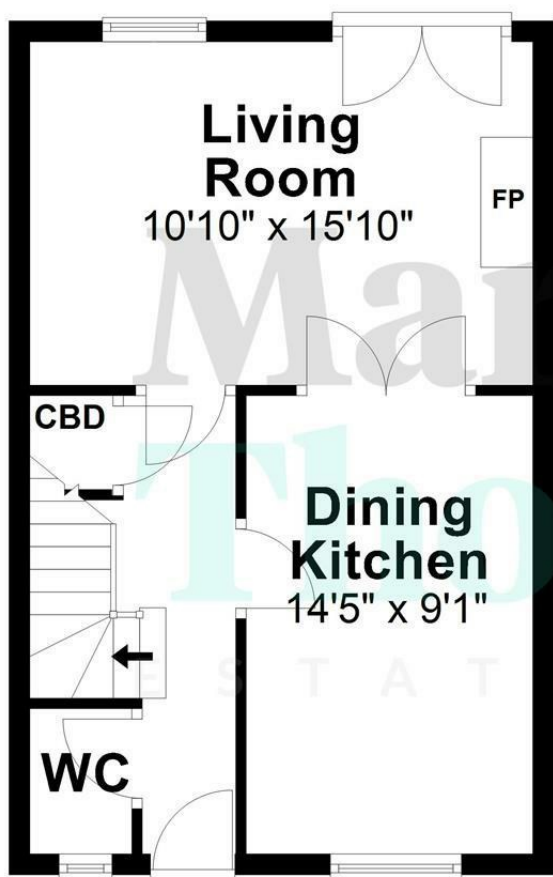
This three-bedroom detached house is situated in the popular residential area of Marsh. The property may well prove suitable to the first time buyer or professional couple looking to access the nearby M62 motorway networks or nearby Huddersfield Railway Station. The accommodation comprises a spacious entrance hall, downstairs WC, living room and kitchen. On the first floor are three bedrooms, the master with an en suite shower room, and a house bathroom. The property benefits from a gas-fired central heating system and is uPVC double-glazed. Externally, there is a block paved double driveway to the front, with steps leading down both sides of the property. At the rear, there is a decked area and a further fenced garden area, enjoying an open southerly aspect.

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Huddersfield,

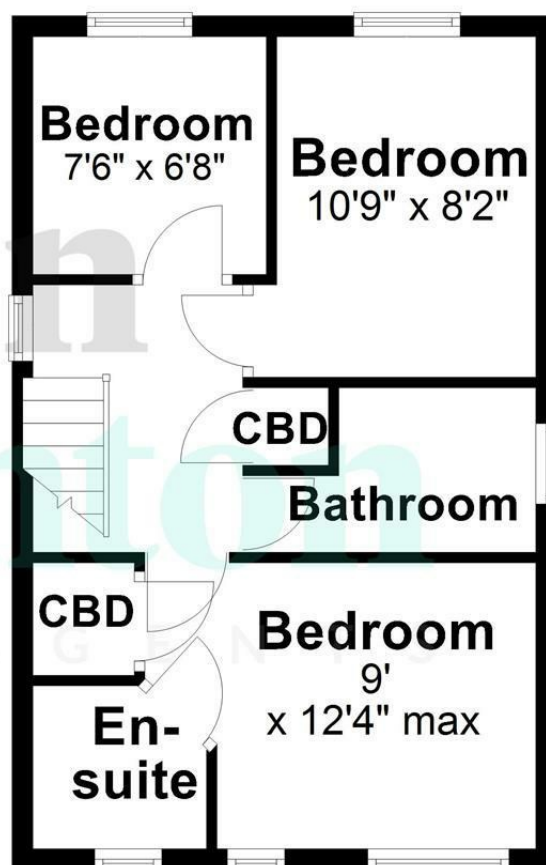
Floorplan



Ground Floor



First Floor



Total area: approx. 812.5 sq. feet
Dudley Road, Marsh, Huddersfield

Dudley Road, Marsh Huddersfield,

Details



Entrance Hall

A uPVC door with double-glazed inserts opens to the spacious entrance hall. It has oak style laminate flooring, a ceiling light point, a radiator and a useful under stairs storage cupboard, home to the electric fuse box. A staircase leads up to the first floor landing and access can be gained to the following rooms:



Downstairs WC

A timber door gives access to the downstairs WC, which has a white suite comprising a pedestal hand basin and a low-level WC. There is a uPVC window overlooking the front elevation, tiling to the floors, a ceiling light point and a radiator.



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Kitchen

The kitchen is positioned at the front of the property and has a pleasant outlook via a uPVC window. It has a range of wall and base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl stainless steel sink. There is tiling to the floor, a radiator, two ceiling light points and space for a bistro style table. Integrated appliances include an oven and hob with a canopy style filter hood. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. This room is home to the Baxi central heating boiler. Timber and glazed French doors open to the living room.



Living Room

This reception room is positioned at the rear of the property and has a continuation of the oak style laminate flooring. The focal point of the room is marble fireplace and hearth, home to an electric fire. It has a uPVC window and uPVC patio doors giving access to the rear garden. There is coving to the ceiling, a ceiling light point and a radiator.



First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, which has a uPVC window allowing natural light from the side elevation. It has a useful storage cupboard, perfect for storing linen, and a ceiling light point. Access can be gained to the following rooms:

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Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC window. It has fitted wardrobes with hanging rails and shelving, a ceiling light point and a radiator. There is a useful shelved storage cupboard and access to the en suite shower room.



En Suite Shower Room

This room has a white suite comprising a corner shower cubicle with a sliding door, home to a mains fed shower, a vanity hand basin and a low-level WC. It has two uPVC windows to the front elevation, an extractor fan, a ceiling light point and a ladder style heated towel rail.



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Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window. It has fitted wardrobes with hanging rails and shelving, a ceiling light point and a radiator. Access can be gained to loft space.



Bedroom Three

This double bedroom is positioned at the front of the property and has a uPVC window. It has a ceiling light point and a radiator.



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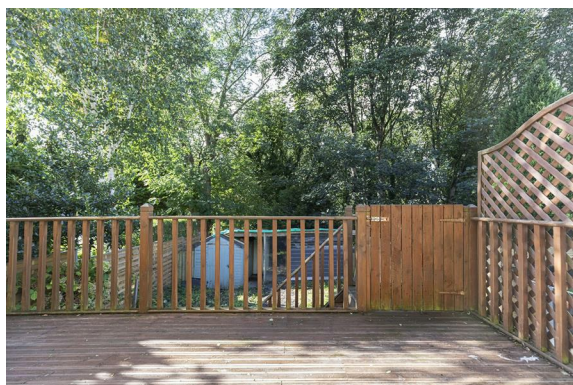
House Bathroom

This room has a white suite comprising a P-shaped bath with a curved shower screen, home to a mains fed shower, a pedestal hand basin and a low-level WC. The floor is tiled with appropriate tiling to the walls. There is a uPVC window to the side elevation, a ceiling light point, an extractor fan and a chrome ladder style heated towel rail.



External Details

In front of the house, there is a block paved double driveway, an outside wall light point and flagged steps leading down both sides of the property. At the rear, there is a raised decked area and a further garden area with fenced borders and a useful potting shed/storage area. The property enjoys an open aspect to the rear, with a southerly aspect.



Tenure

The vendor informs us that the property is freehold.

Dudley Road, Marsh Huddersfield, Directions

