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## Mint Street, Marsh Huddersfield, West Yorkshire

**Offers over £100,000**

BEST AND FINAL OFFERS ARE INVITED ON THIS PROPERTY BY 12 NOON, MONDAY 3RD NOVEMBER.

Open to view dates:

Monday 6th October: 2.45pm - 3.15pm

Sunday 19th October: 10am - 10.30am

Tuesday 21st October: 4pm - 4.30pm

Saturday 1st November: 9.15am - 9.45am

Cash bids only are invited on this two double bedroom through terraced property. It is located centrally within Marsh and only a short distance from the hospital and Lindley Village, making it an ideal investment/rental opportunity in this popular area. The interior will require a programme of renovation and installation, but offers excellent potential. The accommodation is a blank canvas and comprises an entrance vestibule, living room, rear kitchen and basement with potential. On the first floor is a large double

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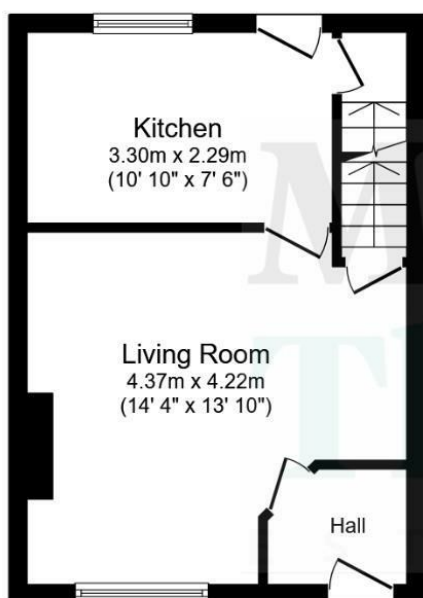
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bedroom and a spacious bathroom. On the top floor is a second double bedroom. The property has a gas-fired central heating system and majority uPVC double-glazing. Externally, there is a communal rear garden area, with resident on-road permit parking to the front. The property is offered with the benefit of vacant possession.

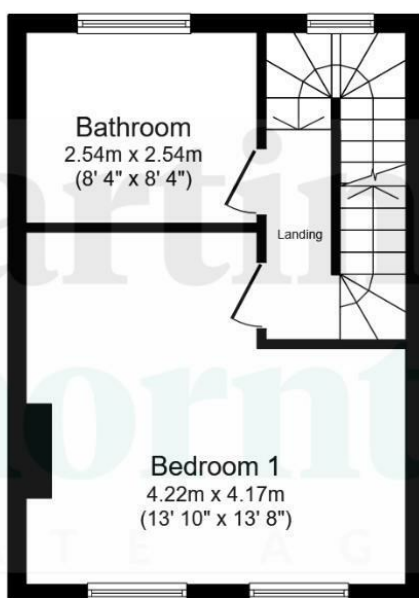
**Mint Street, Marsh  
Huddersfield, West Yorkshire**

**Floorplan**



**Ground Floor**

Floor area 30.0 sq.m. (323 sq.ft.)



**First Floor**

Floor area 30.0 sq.m. (323 sq.ft.)



**Second Floor**

Floor area 15.6 sq.m. (168 sq.ft.)

Total floor area: 75.6 sq.m. (814 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](http://www.Propertybox.io)

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## Details



### Entrance Lobby

An external uPVC door with an opaque overlight gives access into the entrance lobby. 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 uPVC window. It is definitely a blank canvas, but will give buyers the opportunity to decide how to design it. There is a radiator, a staircase leading up to the first floor accommodation and a door through to the kitchen.

### Kitchen

The kitchen is positioned at the rear of the property and overlooks the communal rear garden area. The units have been completely removed and it is a blank canvas, but houses the boiler for the central heating system, power and water supplies. There is an external uPVC door and access down to the basement.

### Basement

The basement could be made into a utility or workshop area. It has a single-glazed window to the front elevation and a radiator. The fuse board is located in this area and it has an adjoining coal store.

### First Floor Landing

From the living room, a staircase rises to the first floor landing, which has a rear uPVC window, a staircase to the top floor bedroom and a radiator.

### Bedroom One

This large double bedroom is positioned at the front of the property and has twin windows. There is plenty of space for furniture and a radiator.

### Bathroom

This good-sized bathroom has a three-piece suite comprising a panelled bath with an independent shower over, pedestal wash hand basin and a low-level WC. The airing cupboard could be removed to create more space, or redesigned to potentially incorporate a shower cubicle. There is a rear uPVC window and a radiator.

### Bedroom Two

From the first floor landing, a staircase rises to the top floor bedroom. This double room has a rear uPVC window, access to extensive storage within the eaves and a radiator.

### External Details

There is resident on-road parking and use of a communal garden area to the rear.

### Tenure

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

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Directions

