

martin-thornton.com
01484 508000



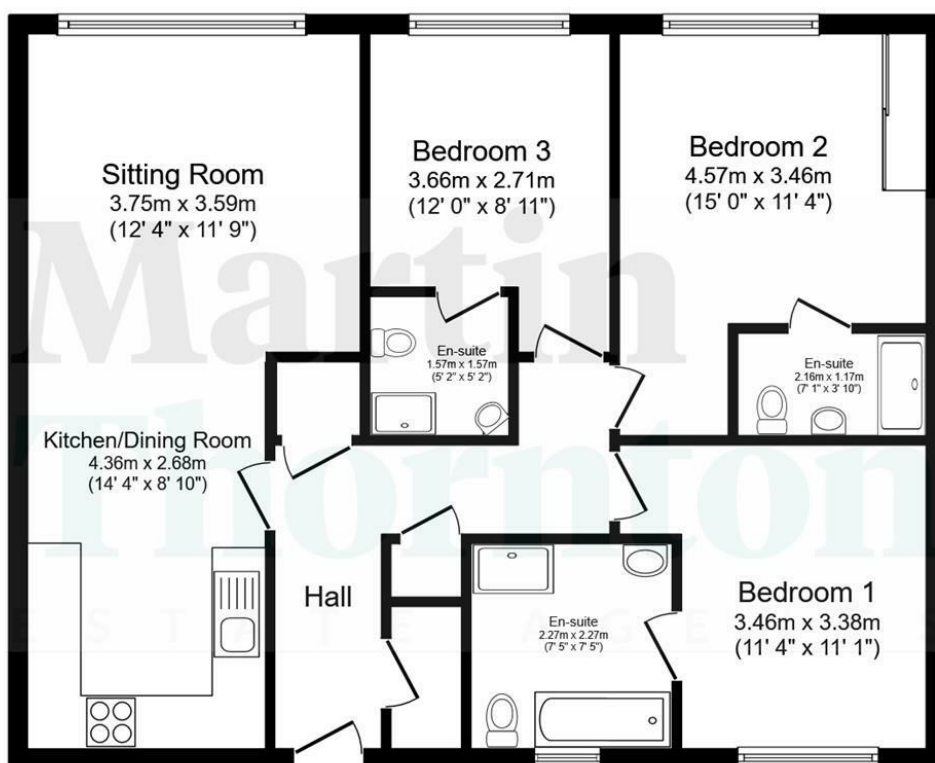
Croft House Lane, Marsh Huddersfield,

**Offers in the region of
£230,000**

This three-bedroom, ground floor apartment occupies a most convenient location, almost midway between the town centre and Greenhead Park, and close to Lindley Village, the nearby hospital and public transport. The accommodation comprises a communal entrance hallway with entry phone system, private entrance hallway, spacious open-plan living/dining kitchen with integrated appliances and three bedrooms, all with contemporary en suites. The property has electric wall-mounted heaters and uPVC double-glazed windows. Externally, there are pleasant communal gardens and a garage. Only by an internal inspection can the presentation of this apartment be appreciated. The property is offered with the advantage of vacant possession.

Croft House Lane, Marsh
Huddersfield,

Floorplan



Floor Plan

Floor area 81.5 sq.m. (877 sq.ft.)

Total floor area: 81.5 sq.m. (877 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

Croft House Lane, Marsh Huddersfield,

Details



Communal Entrance Hallway

The communal entrance hallway has an entry phone system and an external door which gives access to the apartment.

Hallway

The L-shaped hallway has oak style laminate flooring, a wall-mounted electric heater and a built-in airing cupboard, housing the cylinder for the hot water system. There is also a useful storage cupboard, perfect for bedding and towels, etc. Off the hallway was the original guest WC, which has now been moved.

Original Guest WC

This room has wall and floor tiling and could be used for storing shoes and coats, etc. Alternatively, the WC could be reinstated.

Open-plan Living/Dining Kitchen



This good-sized open-plan room has neutral decor and is presented to a high standard. The living/dining area is positioned at the front of the apartment and has a semicircular bay window with uPVC glazing and a deep window sill. There is plenty of space for furniture, coving to the ceiling, two wall-mounted electric heaters and the use of furniture would define the living and dining areas. The kitchen area has oak style laminate flooring and has been updated in more recent times. It has wall cupboards and base units, working surfaces and a stainless steel sink unit. Integrated appliances comprise a Neff induction hob and fan oven with a canopy style filter hood above and a slimline dishwasher. There is space for a fridge freezer, decorative splashbacks and a ceiling light point matching the two within the living/dining area.

Bedroom One



This double bedroom has plenty of space for furniture, neutral decor and carpeting. There is a uPVC window to the rear elevation, a wall-mounted electric heater and access to an en suite bathroom.

En Suite Bathroom



This room has a four-piece suite comprising a panelled bath, a pedestal wash hand basin, a low-level WC and a walk-in double shower cubicle with a sliding door and a wall-mounted Mira shower fitting. There is an electric shaver point, an electric upright chrome ladder style towel heater, a mirror fronted toiletries cabinet, tiling to the walls and floor and an opaque uPVC window.

Croft House Lane, Marsh Huddersfield,

Details



Bedroom Two



This double bedroom has a built-in treble wardrobe, with the centre having a mirrored door. There is space for further furniture, a uPVC window, a wall-mounted electric heater and access to an en suite shower room.

En Suite Shower Room



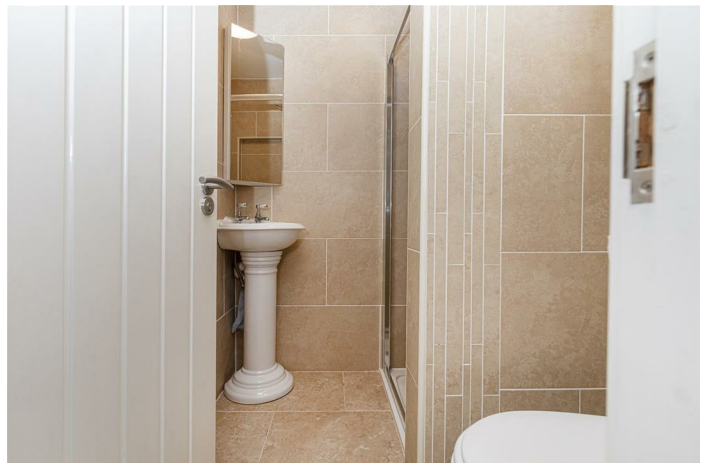
This room has a double shower cubicle with a sliding entrance door and a wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. It has a mirror fronted toiletries cabinet, tiling to the walls and floor and an upright ladder style towel heater.

Bedroom Three



This double bedroom has space for furniture, a uPVC window, a wall-mounted electric heater and access to an en suite shower room.

En Suite Shower Room



This room has a double shower cubicle with a folding entrance door and a wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, two ceiling light points, an electric shave point and an upright ladder style towel heater.

External Details

There is use of the communal gardens and a garage - which we are told is one of the top ones as you enter the driveway at the back.

Tenure

Croft House Lane, Marsh Huddersfield,

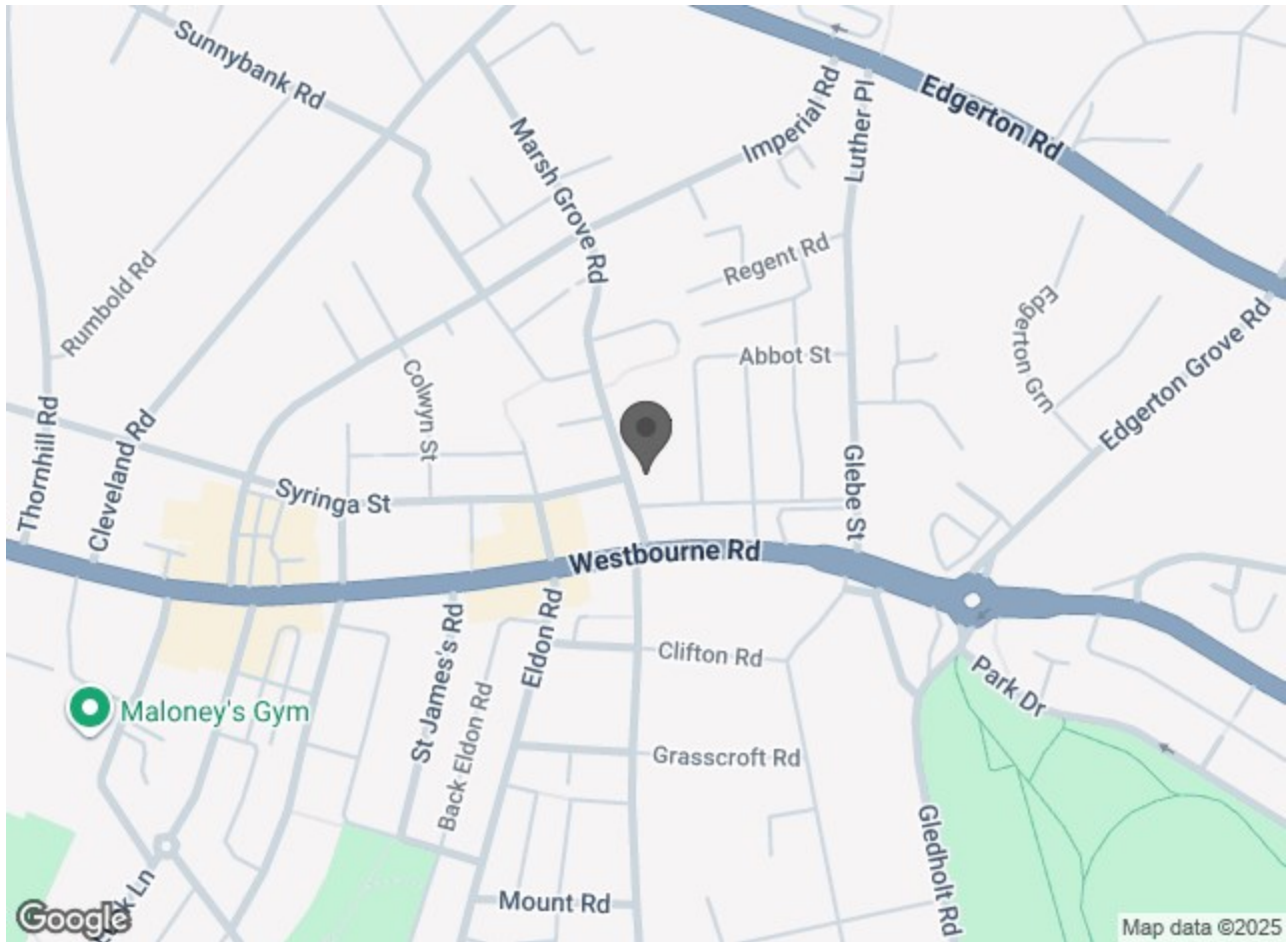
Details



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

Croft House Lane, Marsh Huddersfield,

Directions



Croft House Lane, Marsh Huddersfield,

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**