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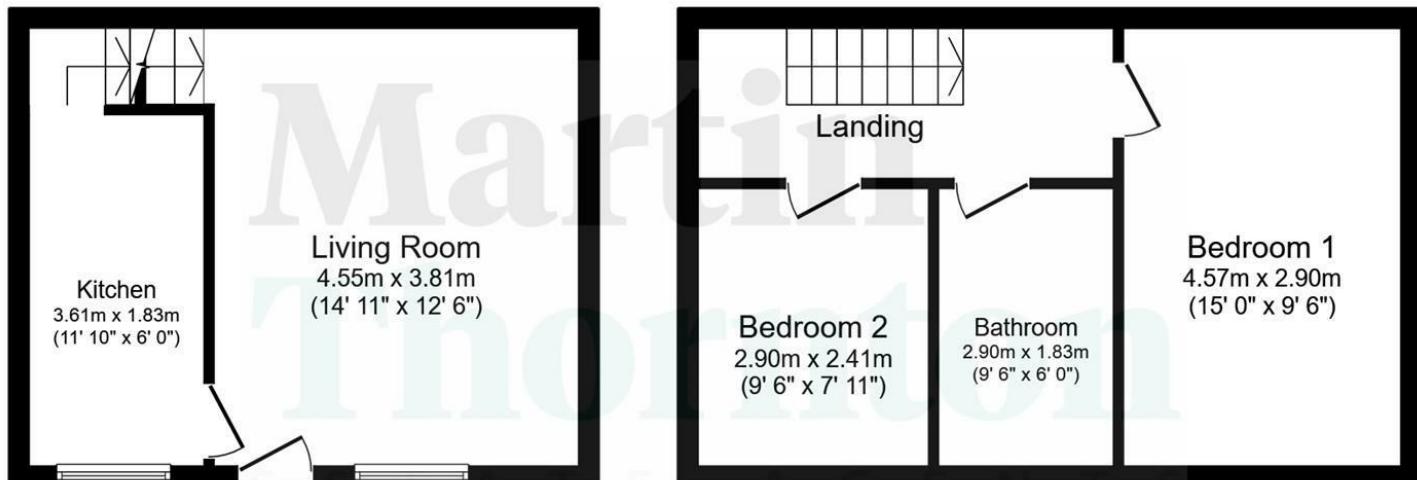
**Broomfield Road, Marsh  
Huddersfield,**

**Offers in the region of  
£140,000**

This double fronted back-to-back terraced house has a good sized living room and separate kitchen. By extending over the passageway, it is larger on the first floor and offers two bedrooms. It is situated midway between the town centre, Huddersfield Royal Infirmary and Lindley Village. The interior is well-appointed throughout and has been updated and redesigned in more recent times. The accommodation comprises a good-sized living/dining room, kitchen with built-in oven and hob and useful cellar/utility. On the first floor are two bedrooms (the master with built-in wardrobes) and a stylish bathroom with a white suite. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is an enclosed garden with all-weather composite decking, providing an outdoor eating and entertaining space. The property is in a well-regarded and accessible location for local amenities, public transport and the train station in the town centre.



Floorplan



Ground Floor

Floor area 26.2 sq.m. (282 sq.ft.)

First Floor

Floor area 33.5 sq.m. (361 sq.ft.)

Total floor area: 59.8 sq.m. (643 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)



#### **Entrance**

An external composite door with opaque glazed panels and an overlight bearing the house number gives access into the living room.

#### **Living/Dining Room**

The good-sized, well appointed room has neutral decor and a large uPVC window to the front elevation. A fire surround incorporates an electric fire, above which is space and provision for a wall-mounted TV. The use of furniture creates different areas, and our clients have a dining area and plenty of space for further furniture. There is grey laminate flooring, a picture rail and a radiator. A door leads into the kitchen.



#### **Kitchen**

The separate kitchen has wall cupboards and base units with worktops, a stainless steel sink and brick style tiled splashbacks. Integrated appliances include an oven and hob with a canopy style filter hood above. There is plumbing for an automatic washing machine, space for additional appliances, such as a condensing dryer, and space for a freestanding fridge freezer. There is a uPVC window to the front elevation and tiled flooring. A door leads down to the cellar.



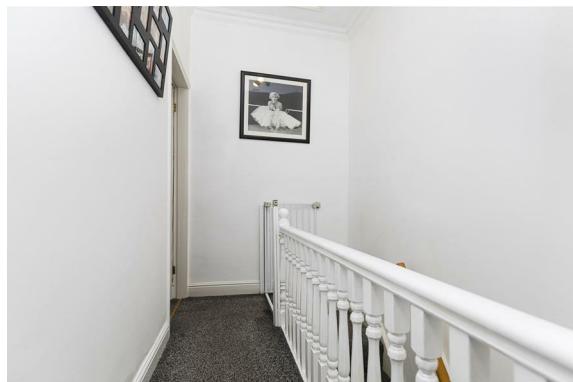
#### **Cellar**

The cellar is used as a utility area and houses additional appliances, having power and lighting. It houses the Viessmann boiler for the central heating system and has a radiator.



### **First Floor Landing**

From the living room, a staircase rises to the first floor landing, which has a spindle balustrade and a floor-to-ceiling storage cupboard with shelving above, perfect for suitcases.



### **Bedroom One**

This double bedroom has a built-in sliding door wardrobe with hanging and shelving. There is high level shelving and plenty of space for furniture. The room has decorative coving to the ceiling, a uPVC window and a radiator.



### **Bedroom Two**

This second bedroom has plenty of space for furniture, a uPVC window and a radiator.





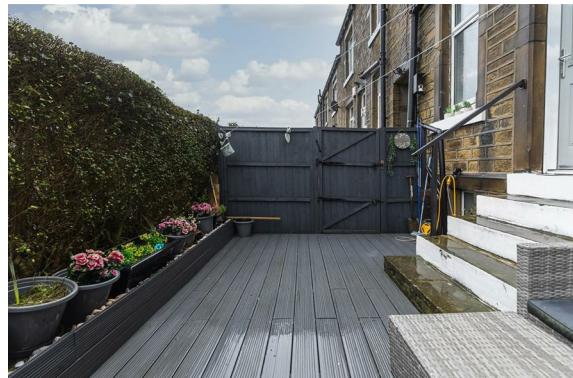
**House Bathroom**

The well-appointed bathroom has been updated in more recent times. The white three-piece suite comprises a bath with a hand-held shower attachment from the mixer tap, a wash hand basin with storage below and a low-level WC. There is a wall-mounted mirror-fronted toiletries cabinet, tiling to the walls and floor, an extractor fan and an upright chrome ladder style radiator. The room has an opaque uPVC window.



**External Details**

The property has a redesigned and enclosed garden with side fencing and privet hedging. It has all-weather decking and creates a pleasant outdoor eating and entertaining space. There are raised borders with coloured stone and gravel, perfect for tubs, pots and planters, external lighting and water.



**Tenure**

The vendor has informed us that this property is Freehold.

## Broomfield Road, Marsh Huddersfield,

Directions

