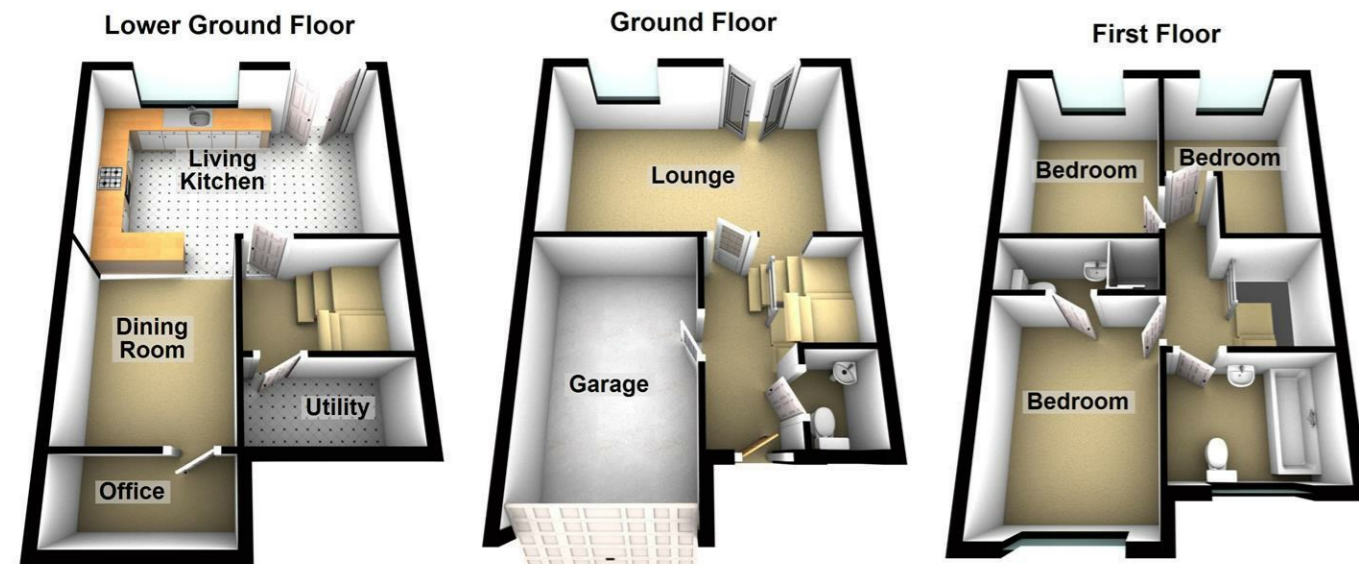


# BOULTONS

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26 Deer Hill Drive  
Marsden, Huddersfield, HD7 6LF

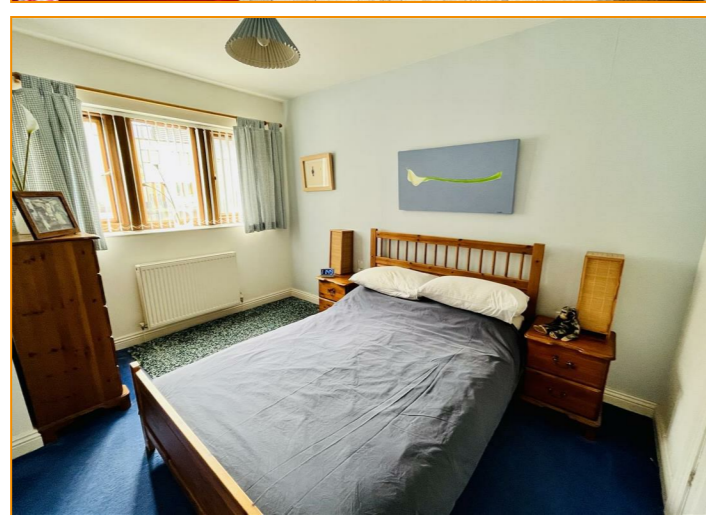
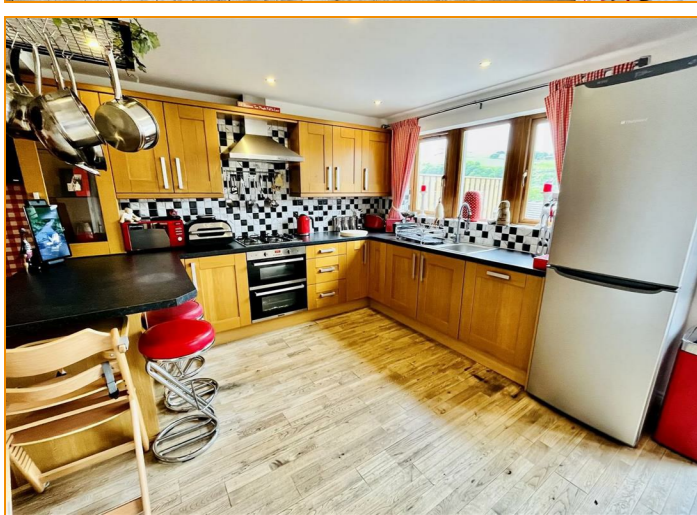
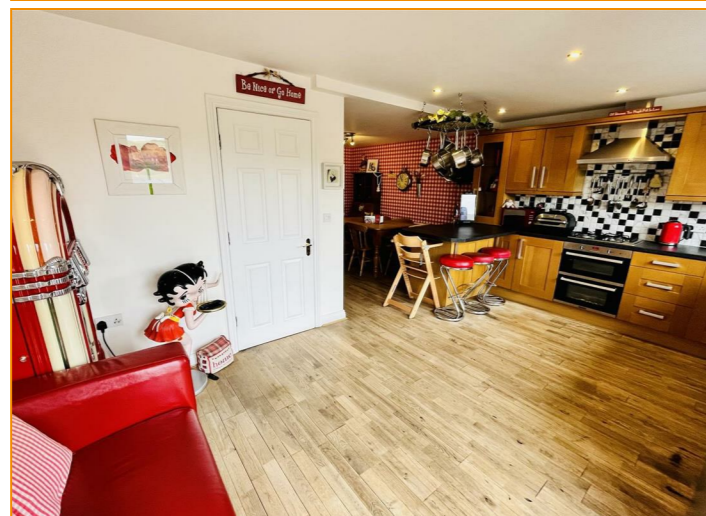
Offers Around £340,000



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\*\*\*WELL WORTHY OF INSPECTION\*\*\* FABULOUS PANORAMIC VIEWS \*\*\* "MOVE IN READY" \*\*\*

Situated on the SOUGHT AFTER Deer Hill development in Marsden is this SMARTLY PRESENTED three bedroom semi-detached property which will no doubt be attractive with young and growing families alike. Boasting GENEROUS accommodation SET OUT OVER THREE FLOORS with STUNNING VIEWS stretching over Marsden and across the Colne Valley. Conveniently located for rail links to both Manchester and Leeds and near to WELL REGARDED LOCAL SCHOOLING. The village itself has a thriving centre with a good selection of independent cafe's, bars and restaurants and is well known for hosting a number of festivals throughout the year. An EXCELLENT FAMILY HOME that is sure to be POPULAR so get in touch today to arrange your viewing appointment. There is a gas fired central heating system, sealed unit double glazing and briefly comprises: a spacious lounge, large living kitchen, utility, office, 3 bedrooms (master with en-suite), house bathroom, w.c, integral garage, driveway, and an enclosed low maintenance rear garden.

#### GROUND FLOOR

##### RECEPTION HALL

9'3" x 4'9"

Turned staircases give passage to lower ground floor and to the first floor respectively and feature spindles, balustrade and newel posts on display. Internal doors lead to the lounge, garage and w.c. There is a central heating radiator and an oak effect floor covering. All accessed through a uPVC double glazed door in a wood grain style.

##### CLOAKROOM/WC

5'4" x 3'3"

With corner hand wash basin, low flush wc in white, radiator, tiled floor, wood grain effect uPVC double glazed window with privacy glass inset.

##### LOUNGE

17'6" x 10'11"

At the rear of the property with a beautiful aspect from the Juliet balcony and uPVC double glazed windows all taking in the far reaching views across the valley and surrounding area. A spacious and well presented room which due to the size of the living kitchen at lower ground floor level may be suitable for use as a bedroom if a 4th bedroom is required. Central heating radiator.

#### LOWER GROUND FLOOR

##### INNER HALL

6'8" x 8'5" including the turned feature staircase

With cupboard storage under the stairs and access to the living/dining kitchen and utility. Radiator.

##### LIVING KITCHEN

11'0" x 17'6"

The kitchen itself is fitted with a range of wall and base units with a traditional oak styled door front, complimented by slate effect worktops which extend into a breakfast bar and incorporates a 4 ring gas hob and a stainless steel sink with spray mixer tap over. The kitchen is further equipped with provision for a tall boy fridge/freezer, an integrated dish washer and a fitted double oven. There is a stainless steel extract hood over the hob area and tiled splashbacks through the preparation areas. Within the "living" section of the kitchen there is a radiator and French doors giving easy access out to the rear garden. A uPVC double glazed window by the sink enjoys the aforementioned views. Open plan in design adjoins the dining area.

##### DINING ROOM

10'10" x 8'8"

Adjoins the breakfast bar and open plan to the kitchen. Radiator, provision for a wall mounted television and oak styled flooring which extends through the living, dining and kitchen areas. Access to the home office.

##### OFFICE

4'11" x 7'10"

With a central heating radiator, power and light and extraction.

#### UTILITY

5'4" x 8'4"

With a combination boiler, radiator, tiled floor, base cupboards, plumbing for a washing machine, provision for an dryer and a stainless steel inset sink with a mixer tap over.

#### FIRST FLOOR

##### BEDROOM 1, front

9'4" x 12'0"

With uPVC double glazed window which is wood grain effect, radiator.

##### EN SUITE

3'1" x 8'5" into the shower

Recently fitted comprising a contemporary shower cubicle, vanity hand wash basin with mat black mixer tap over, low flush wc, mirror fronted medicine cupboard with audio/media system, heated towel rail, wood effect tiled walls and slate effect tiled floor.

##### BEDROOM 2, rear

9'4" x 11'6"

With distant views via the wood grain effect uPVC double glazed window, central heating radiator.

##### BEDROOM 3, rear

10'11" maximum x 7'10"

With distant views via the wood grain effect uPVC double glazed window, central heating radiator.

##### HOUSE BATHROOM, front

7'9" x 3'3"/223'1"

With a three piece suite comprising bath with mixer tap and shower attachment over, half pedestal hand wash basin with mixer tap, tiled walls, heated towel rail, uPVC double glazed window with privacy glass inset.

#### OUTSIDE

Low maintenance at the front with a buffer garden and driveway. To the rear is an attractive, enclosed and landscaped decked garden arrangement with tiered areas offering both the benefit of distant views and a tucked away area for more privacy. Also low maintenance in nature with an evergreen rockery separating the lower and upper sections. A secure gate allows perimeter access to the front of the property up a short flight of steps.

#### GARAGE

16'4" x 8'6"

With a tiled floor, up and over door, cupboard storage, power and light.

#### COUNCIL TAX BAND D

#### TENURE

We understand that the property is a freehold arrangement.

