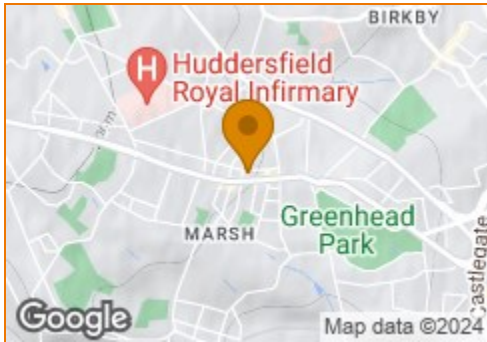


BOULTONS

Terrain Map



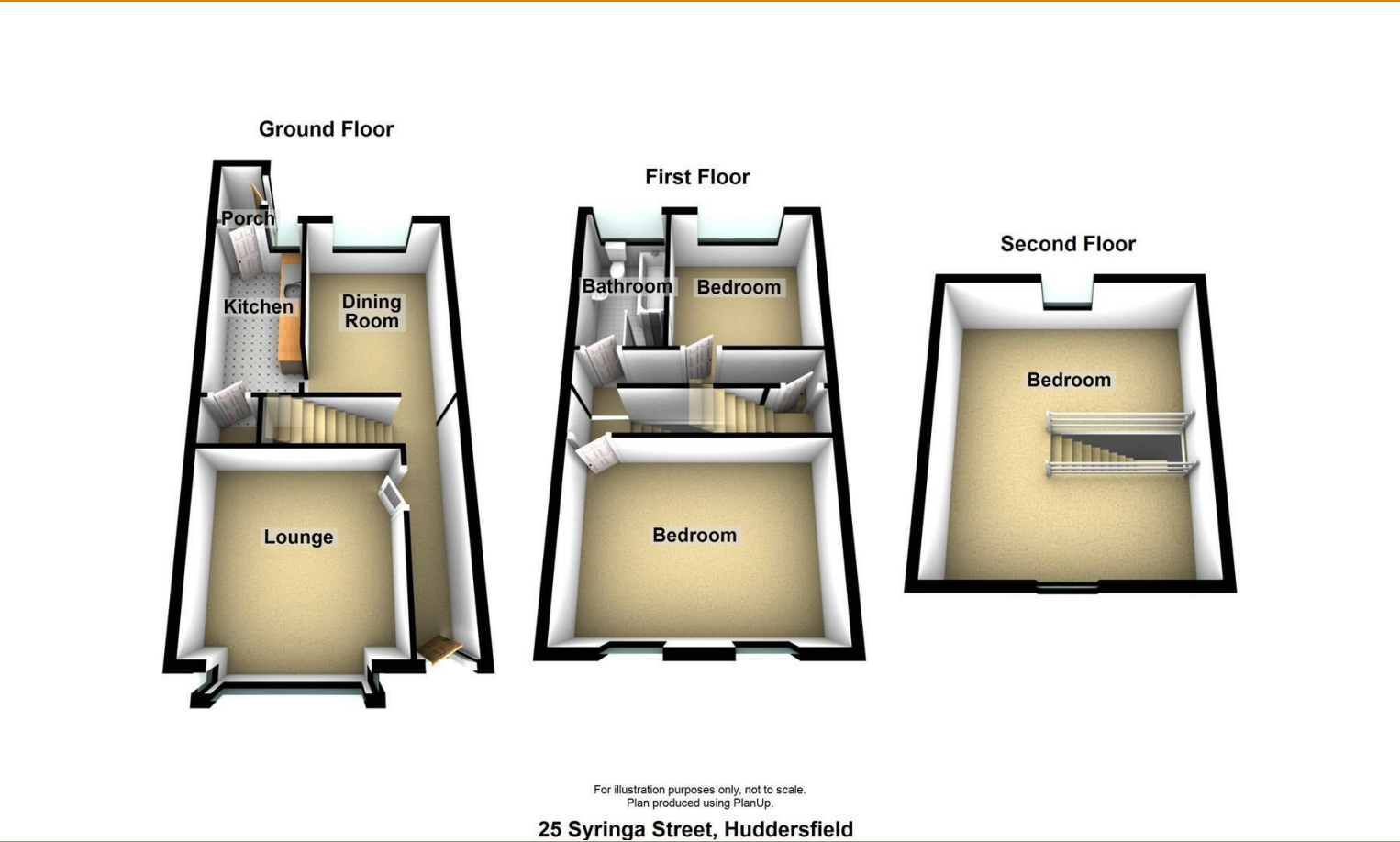
Hybrid Map



Terrain Map



Floor Plan

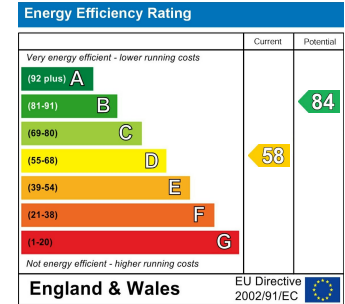


Syringa Street
Marsh, Huddersfield, HD1 4PD

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Offers Around £195,000



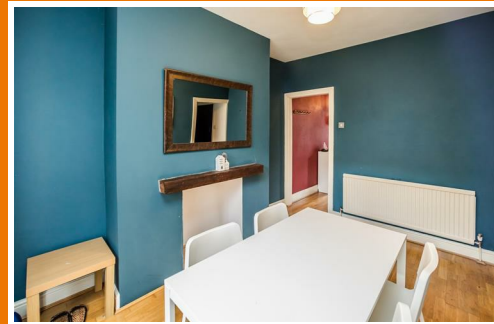
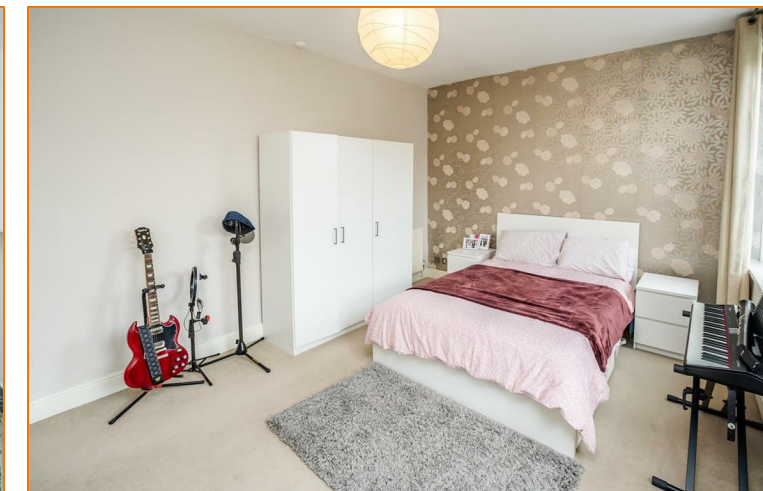
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Syringa Street

Marsh, Huddersfield, HD1 4PD

Offers Around £195,000



*** OFFERED WITH NO UPPER CHAIN *** CHARMING & FASHIONABLE *** SET OUT OVER 4 FLOORS ***

Ideally placed for the bustling amenities of Marsh and Lindley is this superbly presented and spacious mid terrace property providing well appointed accommodation which nicely blends the character of the property with the modern requirements of day to day living. Internal viewing is strongly recommended to appreciate the home on offer which also features a gas central heating system and double glazing. Young professionals and commuters will have good access to the M62 motorway network, Huddersfield town centre and other local financial centres. The accommodation briefly comprises: reception hall, lounge, dining room, kitchen, utility cellar, 3 bedrooms including an attic room and a house bathroom. Externally there is a garden area to the front, and to the rear there is a easily manged artificial lawn and decking area.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

14'1" x 3'3"

Accessed via a traditionally styled front door and with decorative coving, a central heating radiator, veneered oak floor covering, a staircase rising to the first floor and access to the principle ground floor rooms.

LOUNGE

11'9" x 10'9" plus the bay

Also with an attractive range of period features including decorative feature fireplace with tiled hearth, oak veneered flooring, timber framed double glazed window which allows good levels of natural light and decorative coving.

DINING ROOM

12'1" x 8'10"

With a large uPVC double glazed window positioned to the rear elevation, a continuation of the oak veneered flooring. A decorative feature fireplace with oak mantle provides a focal point for the room and there is also a central heating radiator.

KITCHEN

12'1" x 5'10"

Fitted with a range of wall and base units in a cream colour scheme with complementary butchers block effect working surfaces atop the base units and drawers. The kitchen is further equipped with provision for a gas cooker, plumbing for a washing machine, stainless steel inset sink with mixer tap and there is a uPVC double glazed window positioned to the rear elevation.

POARCH/BOILER ROOM

Housing the combination boiler.

UTILITY CELLAR

There is power, light, plumbing for a washing machine, gas meter, fuse board and electricity meter.

FIRST FLOOR

BEDROOM ONE

15'5" max into the alcove x 11'1"

At the front and again enjoying good levels of natural light via the two uPVC double glazed windows positioned to the front elevation. A generously proportioned room with two central heating radiators and an attractive, decoration period feature fireplace.

BEDROOM TWO

8'6" x 7'10" to the wardrobe doors

Positioned at the rear, with a central heating radiator and a uPVC double glazed window. To the alcove is a fitted double wardrobe with cupboard storage over.

BATHROOM

9'10" x 5'2"

Well appointed with a traditionally styled, four piece suite comprising pedestal hand wash basin, low flush wc, panel bath and shower cubicle, complementary tiled walls and flooring. Heated towel rail and a uPVC double glazed window with privacy glass inset.

SECOND FLOOR

ATTIC BEDROOM

15'5" x 17'8"

With Velux windows to the front and rear elevations, central heating radiator and exposed beams on display.

OUTSIDE

To the front is an established buffer garden hidden behind an established hedge giving good levels of privacy. To the rear is a low maintenance garden with an artificial lawn and a decking/seating arrangement ideal for alfresco dining.

COUNCIL TAX. BAND B.

TENURE

We understand that the property is a leasehold arrangement. Terms relating to lease are available upon request from our clients legal representatives.