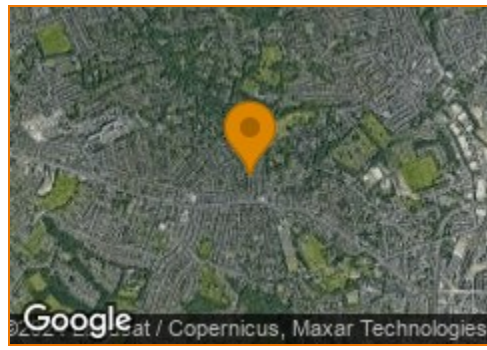


# BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

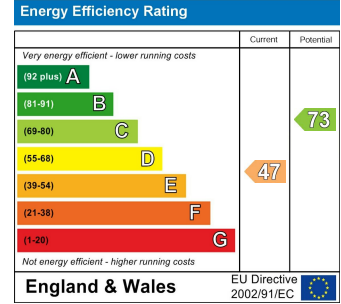


Abbot Street  
Marsh, Huddersfield, HD1 4NS

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 £159,995



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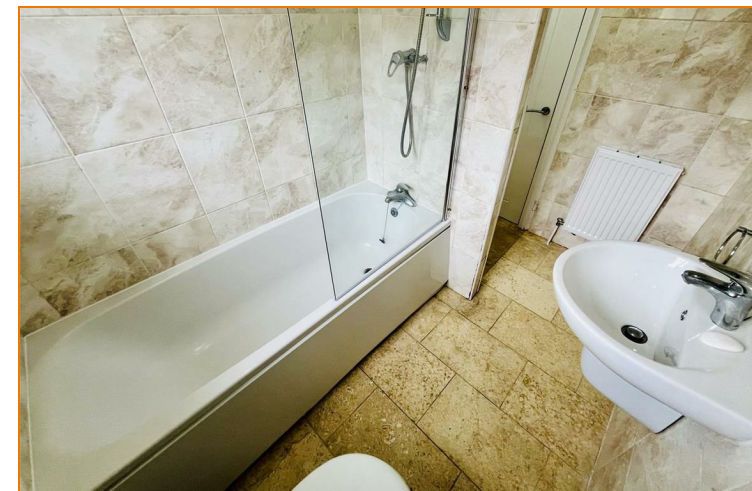
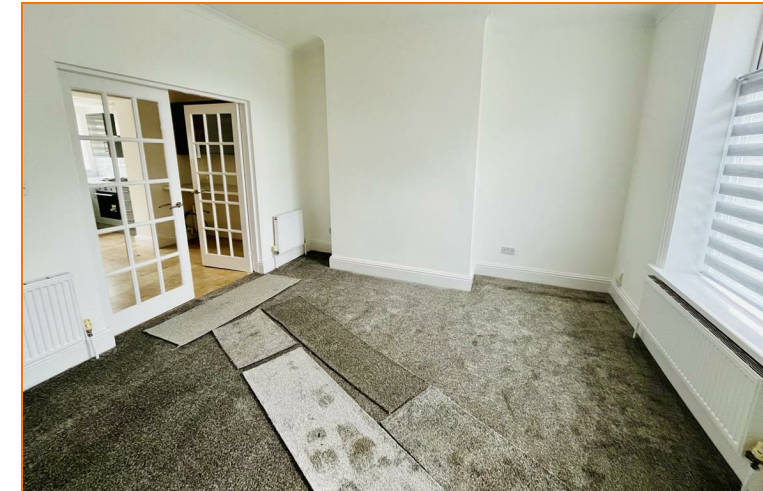
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# Abbot Street

Marsh, Huddersfield, HD1 4NS

Offers Around £159,995



**\*\* IDEAL FIRST TIME BUYERS OPPORTUNITY \*\* SOUGHT AFTER LOCATION IN MARSH NEAR LINDLEY AND CLOSE TO THE HRI & M62 \*\* TURNKEY FINISH \*\* RECENTLY UPGRADED \*\***

Occupying a nicely tucked away and yet convenient position, within this most desirable residential suburb of Marsh, is this extremely well presented and newly RENOVATED two bedroomed, inner through terrace property which is extended from its original design and is sure to attract a great deal of interest. Ideally situated close to an abundance of local shops, Greenhead Park, the HRI, the M62 motorway and excellent transport links to Huddersfield's town centre. The property boasts new kitchen, carpets, new decor, a gas central heating system, sealed unit double glazing and briefly comprises: Entrance vestibule, lounge, dining kitchen, cellar, bathroom and two bedrooms. Outside there is a cottage garden at the front and a small yard area at the rear.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

4'1" x 2'6"

Accessed via a modern composite front door with double glazed and leaded inset panels, with cloaks hanging and an internal door leading through to the lounge.

#### LOUNGE

13'11" max x 12'11"

Newly decorated in a crisp, neutral colour scheme with good levels of natural light via the uPVC double glazed picture window positioned to the front elevation. There are three central heating radiators and a staircase rising to the first floor along with a pair of glazed internal French doors leading to the dining area.

#### DINING KITCHEN

16'8" x 10'7" max, 7'7" min

This sociable, open plan living/dining kitchen enjoys a range of newly fitted high gloss dove grey wall and base units with stainless steel bar handle trim, further complemented by quartz effect working surfaces. The kitchen is further equipped with a four ring gas hob and fitted oven with a stainless steel and glass extractor hood over, stainless steel inset sink and drainer with mixer tap over. There are part tiled splashbacks surrounding the preparation areas which feature grey grout to match the kitchen units with a breakfast bar with radiator beneath in the kitchen area and a further breakfast bar/worktop within the dining area where another range of high gloss dove grey eye levels units are fitted along with plumbing for a washing machine under the counter top. There is a travertine tiled floor covering and internal doors leading to the keeping cellar and ground floor bathroom. There is also a central heating radiator in the dining area, spotlights within the ceiling and the aforementioned internal glazed French doors allow borrowed light from the lounge into this dining area and vice versa.

#### DINING AREA

10'10" x 6'9"

#### KITCHEN

8'4" x 7'6"

#### BATHROOM

5'4" x 5'6" plus lobby

A lobby area, with central heating radiator, opens up into the main bathroom which is fitted with a white three piece suite comprising half pedestal hand wash basin with mixer tap over, low flush wc and panel bath with mixer tap and shower arrangement over. There is a glass splashscreen, complementary tiled walls, spotlights within the ceiling and a uPVC double glazed window with privacy glass inset positioned to the rear elevation.

#### LOWER GROUND FLOOR

#### CELLAR

9'8" x 7'10" max main section

A useful basement/keeping cellar housing the Vokera combination boiler, gas meter, electric meter and fuse board. There is also a central heating radiator, smoke alarm and a former pantry area, 0.8m x 3.31m

#### FIRST FLOOR

#### BEDROOM ONE

14'0" max x 11'3"

A generous and well presented master bedroom with excellent levels of natural light via the two uPVC double glazed windows which look along the gardens of the neighbouring properties and the semi wooded aspect. There are two central heating radiators, new floor coverings and new crisp white decorations. It should be noted that, in our opinion, this bedroom is more than attractive in its current format, but due to the fact that there are two radiators and two windows, incoming purchasers may wish to split the room, subject to the necessary works and consents.

#### BEDROOM TWO

8'5" x 8'3"

With a uPVC double glazed window positioned to the rear elevation, central heating radiator, newly painted walls and newly fitted carpeting.

#### LANDING

5'4" x 8'5" including the turned feature staircase

With a uPVC double glazed window on the turn of the stairs to the rear elevation, useful cupboard storage and drawer unit beneath plus a loft hatch allowing access to the roof space (not inspected at the time of the appraisal).

#### OUTSIDE

To the front is an established, enclosed cottage garden with a wrought iron gate to the path leading to the front door. A Small yard area will be found to the rear leading onto a rear access lane.

#### COUNCIL TAX BAND A

#### TENURE

We understand that the property is a long leasehold arrangement. Details will be confirmed during the conveyancing process.