

BOULTONS

Terrain Map



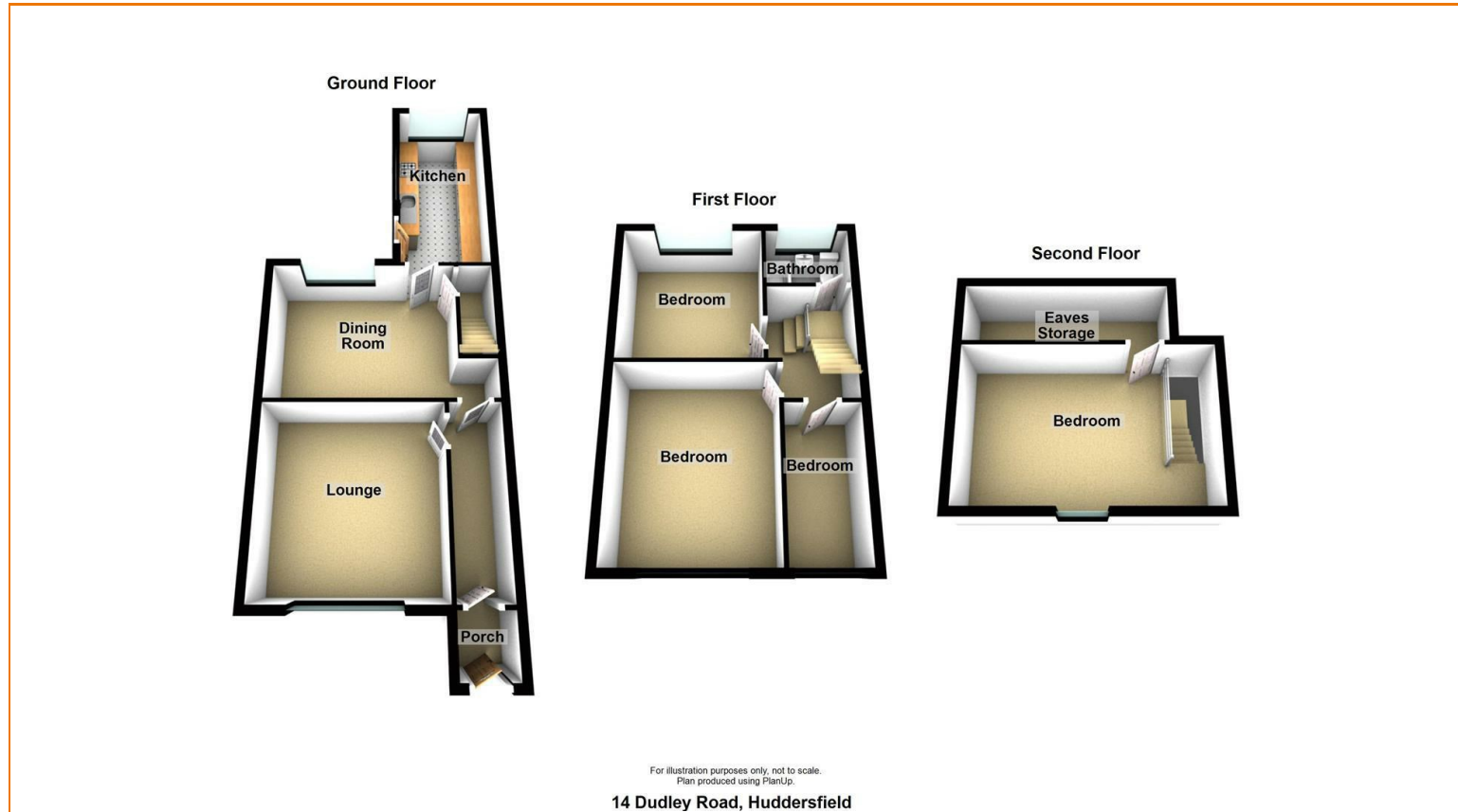
Hybrid Map



Terrain Map



Floor Plan



Dudley Road
Marsh, Huddersfield, HD1 4LZ

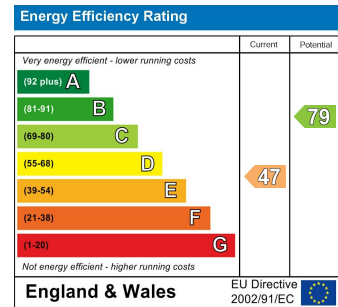
Offers Around £175,000



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



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Dudley Road

Marsh, Huddersfield, HD1 4LZ

Offers Around £175,000

BATHROOM

5'10" x 4'3"

Off the half landing, fitted with a white three piece comprising hand wash basin, low flush wc and panel bath with shower over. Complementary tiling and a uPVC double glazed window.

SECOND FLOOR

ATTIC

17'0" x 10'9"

With a skylight, useful cupboard/wardrobe, central heating radiator CHECK and eaves to the front and rear

OUTSIDE

To the front of the property is an elevated buffer garden and to the rear is an enclosed garden with patio seating area and an easily managed section laid to lawn.

COUNCIL TAX. BAND B.

TENURE IS FREEHOLD

The Long leasehold. 999 years from 1913. Circa £1.50 P.A was purchased by the owners in 2009 so the property is NOW FREEHOLD.



A most substantial 4 bed mid-terrace home located in the popular and convenient suburb of Marsh.

This spacious family home boasts two generous reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there is plenty of space for a growing family or for those who need a home office or hobby room. A separate kitchen extends at the rear of the property next to the enclosed garden and the family bathroom is fitted with a three piece white suite.

Situated within easy reach of the M62 for commuters and within walking distance of Greenhead Park ideal for recreation. Convenience is key with this property, handy for the town center plus you will be able to access a range of daily amenities and services in the fashionable villages of Marsh and Lindley.

As you would expect for this beautifully presented home there is a gas fired central heating system and sealed unit double glazing to found.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

3'7" x 3'11"

Accessed via a solid PVC front door with an internal door leading through to the entrance hall.

RECEPTION HALL

13'9" x 3'7"

With a central heating radiator.

LOUNGE

13'1" x 12'9" max into the alcove

With an attractive coal effect gas fire with surround, a large uPVC double glazed window with leaded detail inset and a central heating radiator.

DINING ROOM

14'1" max x 10'9"

The focal point for the room is a coal effect gas fire with ornate surround and there is a uPVC double glazed window positioned to the rear elevation overlooking the rear garden, central heating radiator.

KITCHEN

15'1" x 6'10"

Fitted with a range of wall and base units in a cream colour scheme with complementary working surfaces. The kitchen is further equipped with provision for a range style gas cooker, plumbing for a washing machine, space for a number of white goods, inset sink unit, central heating radiator and concealed within one of the cupboard units is a Potterton combination boiler.

FIRST FLOOR

BEDROOM, 1, front

13'1" x 10'9"

With a uPVC double glazed window and central heating radiator.

BEDROOM 2, rear

10'9" max x 10'5" max

Having a uPVC double glazed window, central heating radiator and a useful cupboard/wardrobe.

BEDROOM 3, front

10'2" x 5'10"

Also with a central heating radiator and a uPVC double glazed window.

