

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

74 Imperial Rd

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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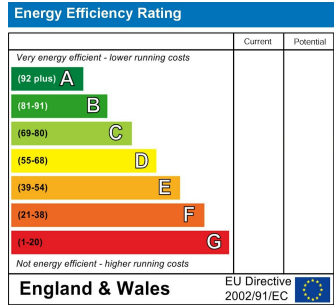


Imperial Road
Marsh, Huddersfield, HD1 4PG

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 Over £200,000

3

1

2



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Imperial Road

Marsh, Huddersfield, HD1 4PG

Offers Over £200,000



Prominently positioned in this most well regarded location on the popular Imperial Road is this delightful and “MOVE IN READY” semi-detached house offering a perfect blend of period character and modern comfort.

Spanning an impressive 1,187 (approx.) square feet, the property boasts generous proportions throughout, making it an ideal family home.

There are two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. The newly decorated interiors, complemented by fresh carpeting, create a warm and inviting atmosphere that is ready for you to move in and make your own.

The property features three bedrooms and a modern house bathroom all situated on a desirable corner plot with good outdoor space offering a good degree of privacy behind an established beech hedge and there is parking for a couple of vehicles, a valuable asset in this popular area.

SENSIBLY PRICED FOR 2025 AND OFFERED WITH NO ONWARD CHAIN: This well-presented home and prime location is not to be missed. BEST OFFERS TO BE SUBMITTED BY MONDAY MARCH 31ST AT 12.00 NOON.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 15'5" x 5'6"

Accessed via a uPVC double glazed front door with adjoining side window allowing natural light into this generous hall way and with privacy glass inset. There is a traditional staircase rising to the first floor, period newel post and balustrade on display, central heating radiator, cloaks hanging, decorative coving and an attractive white ash style floor covering.

CLOAKROOM/WC 5'6" x 2'7"

Fitted with a low flush wc, corner hand wash basin with tiled splashback and a uPVC double glazed window with privacy glass inset positioned to the gable end of the property.

LOUNGE 15'9" max (bay x 11'9" max (alcove)

This room, in keeping with the remainder of the property, is recently decorated, in excellent order and also enjoys excellent levels of natural light via the uPVC double glazed bay window to the front elevation, overlooking the front garden area. The focal point for the room is a traditionally style, coal effect gas fire within a tiled surround and with a tiled hearth. High level skirting boards, decorative coving and a continuation of the white ash effect floor covering will be found along with a central heating radiator.

DINING ROOM 13'3" x 11'4" max

Also featuring a coal effect gas fire with a tiled hearth and surround, white ash style flooring, decorative coving, a central heating radiator and uPVC double glazed French doors leading out to the rear garden and which have an additional security grill fitted externally.

KITCHEN 10' x 10'3"

Fitted with a range of wall and base unit in a maple style with stainless steel bar handles and complementary slate effect working surfaces which incorporate a 4 ring gas hob and a stainless steel inset sink unit with draining board and mixer tap over. There are part tiled splashbacks surrounding the preparation areas and uPVC double glazed windows positioned to the front and side elevations. You will also find a central heating radiator and there is plumbing for a dishwasher plus a fitted oven. A traditional timber door with inset single glazed privacy glass and top light over allows access to the exterior of the property and there is an internal door leading to the utility/boiler room.

The white ash timber effect flooring is continued from the reception hall.

UTILITY 7'3" x 4'7"

Also a useful additional store room with plumbing for a washing machine, provision for additional white goods such as fridge or freezer, wall mounted combination boiler, fuse board and electricity meter. Positioned to the rear elevation is a a uPVC double glazed window with privacy glass inset.

FIRST FLOOR

BEDROOM 1 16'5" max (bay) x 11'9" max (alcove)

With a central heating radiator, excellent levels of natural light via the a uPVC double glazed window, newly decorated in a light and bright colour scheme.

BEDROOM 2 13'5" x 10'7" max

With alcove double wardrobes and cupboard storage over, decorative feature fireplace in a period style, central heating radiator and a a uPVC double glazed window positioned to the rear elevation. Also newly decorated in a light and neutral colour scheme.

BEDROM 3 7' x 7'2"

Central heating, also in good decorative order and a a uPVC double glazed window positioned to the front elevation.

BATHROOM 8'5" x 7'

Fitted with a white, three piece suite comprising pedestal hand wash basin, low flush wc and panel bath with mixer tap over and there is a hand held shower attachment over. There are part tiled splashbacks around the wc,, bath and sink area. There is a heated towel rail, two a uPVC double glazed windows to the rear and side elevations and both with privacy glass inset. There is a wall mounted Dimplex electric heater and, in keeping with the remainder of the property, is presented in a light and neutral colour scheme.

LANDING 10' x 7'

With a loft hatch allowing access to the roof void (not inspected at the time of the appraisal), a continuation of the period feature staircase with the traditional newel post and balustrade on display and to the gable end is a uPVC double glazed window with privacy glass.

OUTSIDE

The property sits on a good sized corner plot with a predominantly lawned front garden surrounding by established hedges and to the rear is a gated driveway providing ample off-road car parking. Directly behind the patio doors off the dining room is a rear lawned garden and tiled patio area along with a shed for storage.

TENURE

Offered with the freehold and its leasehold interest, all details to be confirmed during the conveyancing process.

COUNCIL TAX. BAND C.

