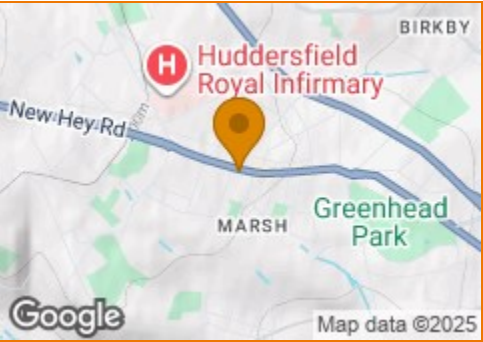


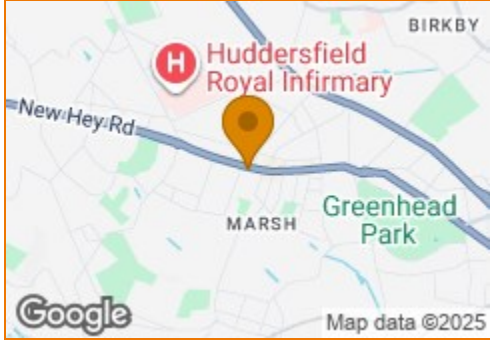
Terrain Map



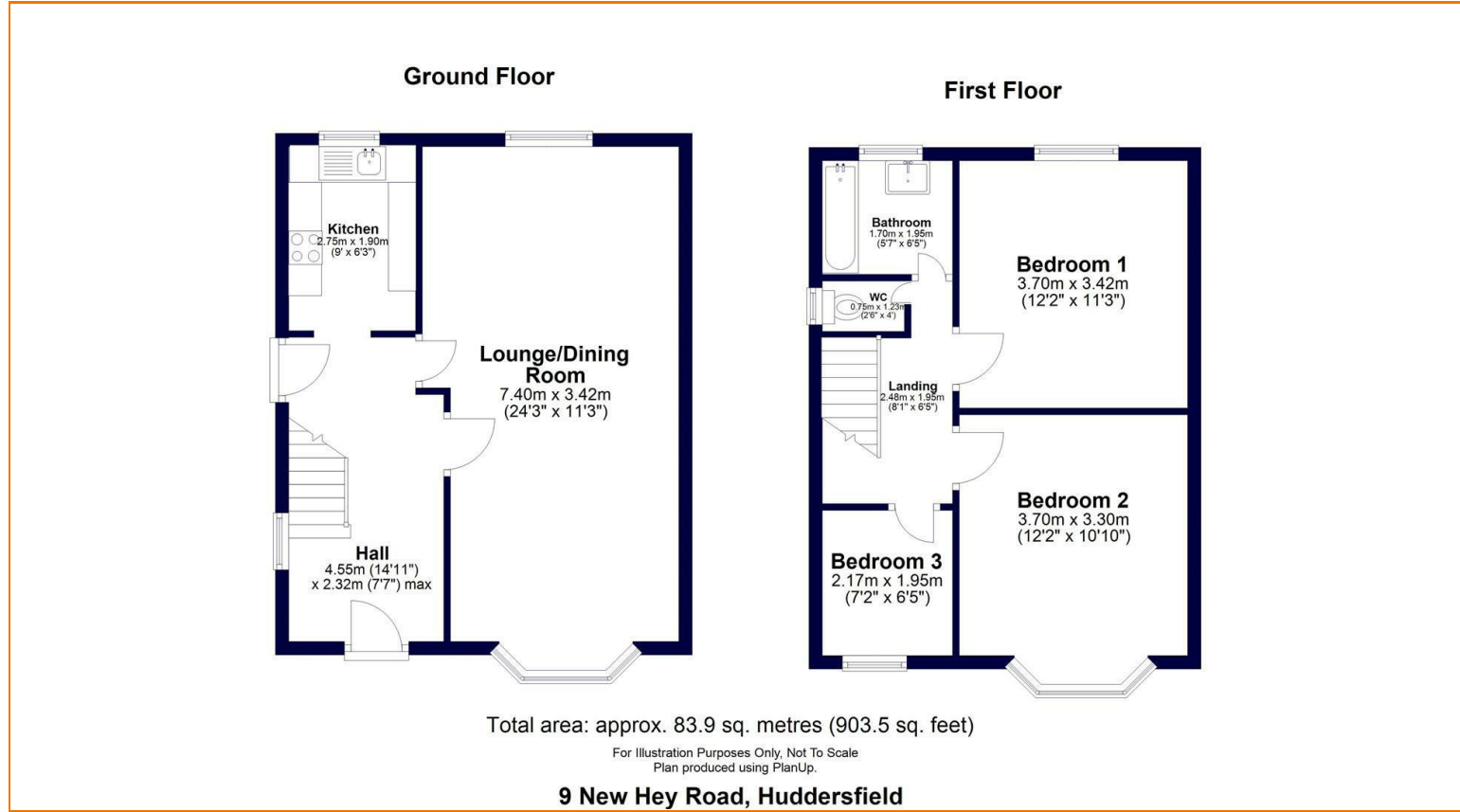
Hybrid Map



Terrain Map



Floor Plan



New Hey Road

Marsh, Huddersfield, HD3 4AQ

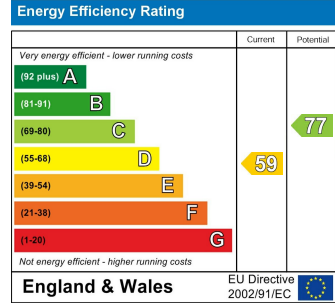
£200,000



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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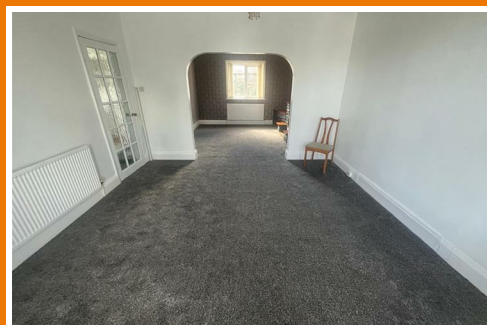
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New Hey Road

Marsh, Huddersfield, HD3 4AQ

£200,000



Having been recently improved with some new floor coverings and with some newly decorated rooms is this mature semi-detached house, which presents an excellent opportunity for families and professionals alike.

Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two separate reception rooms provide versatility, making them ideal for entertaining guests or enjoying quiet family evenings.

The location is particularly advantageous, situated conveniently near a variety of local amenities, ensuring that daily necessities are just a stone's throw away. The generous garden offers a good outdoor space perfect for relaxation or play. Additionally, the property benefits from off-road parking, a valuable asset in this bustling area.

There is great potential for extension subject to planning and although the property is absolutely ready for immediate occupation (upon legal completion) it does have enormous amount of potential to ad your own stamp and make your own.

With no upper chain this is a must-see for anyone seeking a new home in a popular and convenient suburb on the edge of the town itself.. Don't miss the chance to make this lovely property your own.

ACCOMODATION

GROUND FLOOR

RECEPTION HALL

15'1" x 5'2"

Accessed via a uPVC double glazed front door with privacy glass inset and with a staircase rising to the first

floor, a central heating radiator and a uPVC double glazed window with privacy glass inset positioned to the gable end. There is also cloaks hanging, access to the principle ground floor rooms. A door under the stairs leads down to a keeping cellar (not inspected at the appraisal). Towards the rear of the reception hall is a side entrance lobby which also has a a uPVC double glazed door with privacy glass inset giving passage to the driveway.

LOUNGE

14'5" max into the bay x 12'5"

Enjoying good levels of natural light via the a uPVC double glazed bay window. There is also a central heating radiator and an open plan decorative arch leading to the dining room and providing borrowed light between the two reception rooms. A glazed internal door gives passage to and from the reception hall.

DINING ROOM

11'9" max x 11'9"

Positioned to the rear of the property and overlooking the rear garden via a uPVC double glazed window, central heating radiator and a decorative feature fire with stone surround and display alcoves. An internal door leads through to the rear entrance lobby.

KITCHEN

8'6" x 5'10"

Fitted with a range of wall and base units in a white colour scheme with contrasting slate effect worktops which incorporate a stainless steel inset sink unit with draining board and mixer tap. The kitchen is further equipped with a four ring gas hob with oven beneath, extractor canopy over and plumbing for a washing machine. There is also space for a tallboy fridge freezer and there are part tiled splashbacks surrounding the preparation area and a tiled floor. To the rear elevation is a uPVC double glazed

window and there is a wall mounted combination boiler which, we are informed, is recently fitted and has a warranty, central heating radiator and additional cupboard units housing the fuse board and electricity meter.

FIRST FLOOR

BEDROOM 1

12'1" x 9'10" to the robe (11'9" max)

Positioned to the rear of the property and overlooking the rear garden and beyond is this generous double bedroom with a range of fitted furniture comprising two double robes with cupboard storage over and drawers. There is also a central heating radiator and a uPVC double glazed window.

BEDROOM 2

12'1" x 8'10" to the robe, 10'5" max

With a central heating radiator and a uPVC double glazed window to the front elevation.

BEDROOM 3

7'10" max (6'2" min) x 7'6"

This third bedroom has a fitted cabin bed with bulkhead shelves and a picture rail, central heating radiator and a uPVC double glazed window.

BATHROOM

6'4" x 5'5"

Fitted with a white three piece white suite including a panel bath with two showers and mixer taps over. Wash

hand basin also with mixer tap over and there is a low flush w.c. There is tiling to the walls, a timber framed double glazed window and a central heating radiator.

W.C

Having a low flush w.c, and having a uPVC double glazed window on the gable end. Part tiling to the walls.

OUTSIDE

To the front is a block paved driveway and turning area with additional drive extending down the side of the property leading to the detached single concrete sectional garage. The tarmac area continues around to the rear of the house providing additional parking/turning space. There is a generous sized, predominantly level, lawned garden area.

TENURE

We understand that this property is freehold, you should confirm this during the conveyancing process.

COUNCIL TAX BAND C

