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## Heatherfield Road, Marsh Huddersfield, West Yorkshire

**Offers over £200,000**

This is a very well-presented two-bedroom semi-detached home in this ever popular location. It is presented to a high standard throughout, with a lovely rear garden, a driveway and a detached garage. The property is midway between Lindley and the town centre, ideally located for local amenities. The accommodation comprises an entrance porch, living room, inner entrance, dining kitchen and utility. On the first floor are two good-sized bedrooms and a house bathroom. The property enjoys a gas-fired central heating system, an alarm system and is predominantly uPVC double-glazed. The property benefits from the advantage of no upper chain.

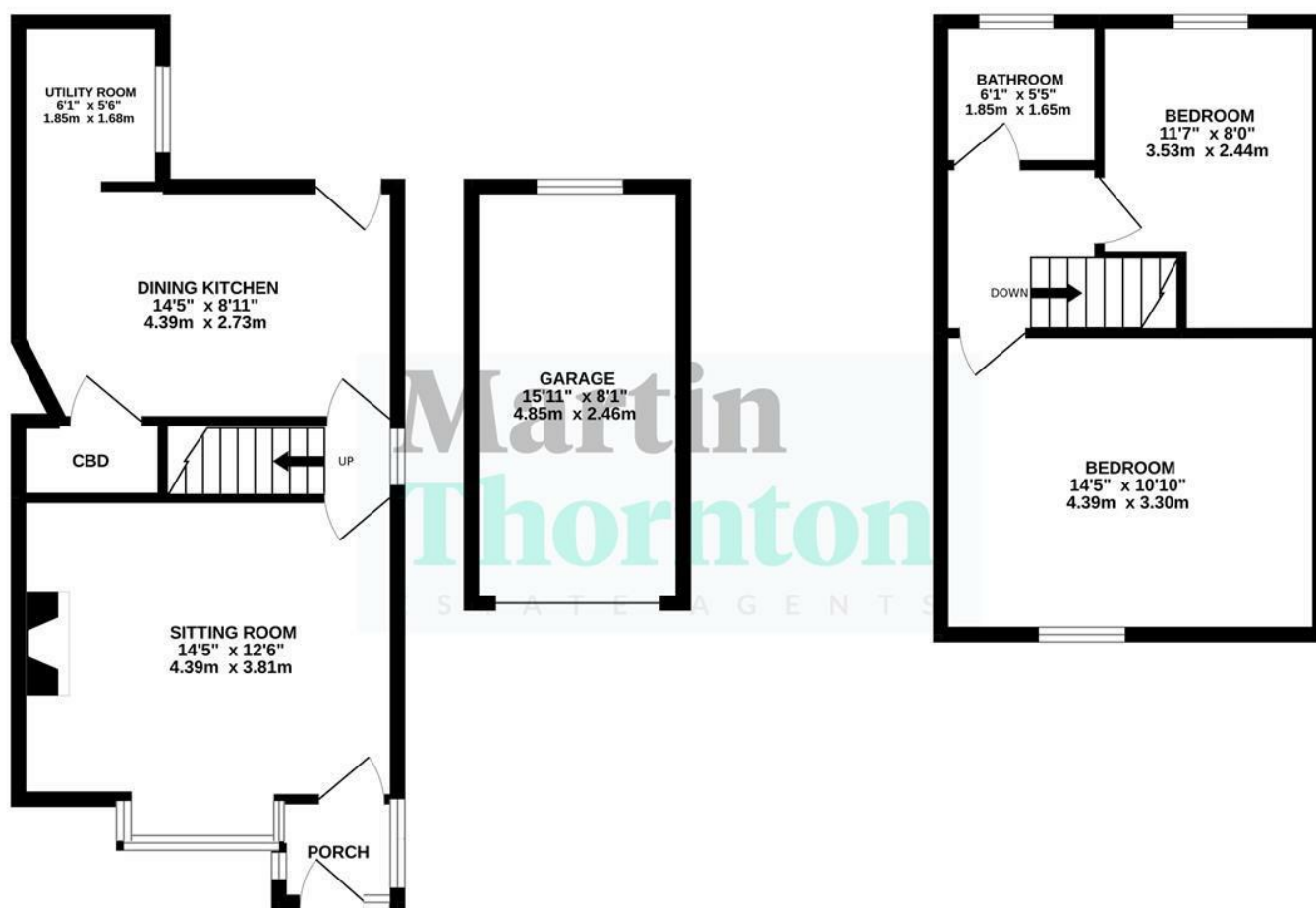
# Heatherfield Road, Marsh Huddersfield, West Yorkshire

## Floorplan



GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 822sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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## Details

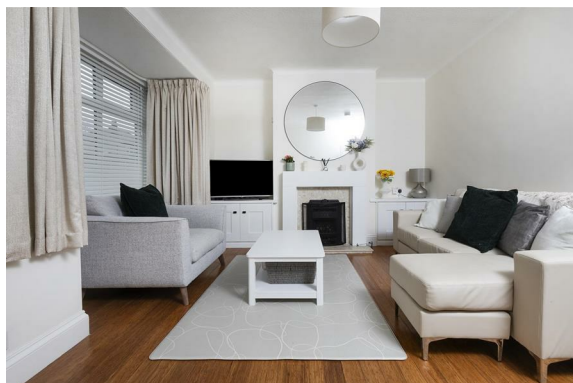


### Entrance Porch

A composite door with double-glazed inserts opens to the entrance porch, where there are uPVC double-glazed windows to the front and side elevations. From here, a timber door gives access to the living room.

### Living Room

This room is positioned at the front of the property and has a walk-in splayed uPVC double-glazed window. It has useful storage cupboards to the alcoves, laminate style flooring, coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is a gas fire set to a marble hearth with a timber surround. The laminate style flooring continues to an inner entrance.



### Inner Entrance

This area has a uPVC double-glazed window to the side elevation, a ceiling light point and a radiator. Access can be gained to the first floor landing and a timber door leads into the kitchen.

### Dining Kitchen

The kitchen has a range of modern high-gloss wall and base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl stainless steel sink. Integrated appliances comprise an oven and a four-ring gas hob with an overlying canopy style filter hood. There is space for a freestanding fridge freezer and plenty of room for a bistro style table. The room has vinyl style flooring, a useful under stairs storage cupboard, a ceiling light point and a radiator. To the rear elevation, there is a uPVC double-glazed window and a composite door with a double-glazed insert providing access to the rear garden.



### Utility Area

The utility has a continuation of the vinyl style flooring, working surfaces, plumbing for an automatic washing machine and a ceiling light point. This room is home to the main central heating boiler. A uPVC double-glazed window allows natural light from the side elevation.

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## Details



### First Floor Landing

From the inner entrance, a staircase rises to the first floor landing, where there is a ceiling light point and access to loft space.

### Bedroom One

This double bedroom is positioned at the front of the property and has a large uPVC double-glazed window. It has fitted wardrobes with mirrored doors, hanging rails and shelving; a ceiling light point and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. It has a useful storage cupboard with shelving over the bulkhead, a ceiling light point and a radiator.



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## Details



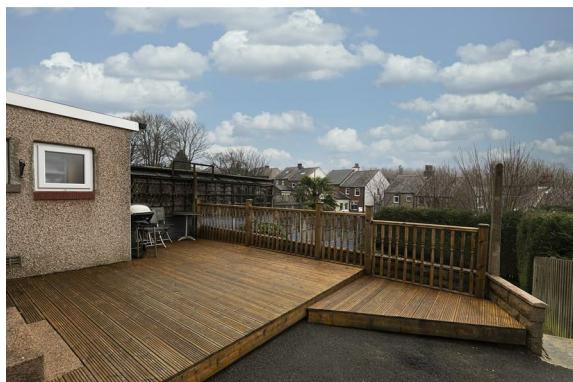
### House Bathroom

The bathroom has a white suite comprising a panelled bath with a splash screen, home to a Mira electric shower, a wall-hung vanity wash hand basin with storage below and a waterfall style tap, and a low-level WC. There is vinyl style flooring, appropriate tiling to the walls, a ceiling light point, an extractor fan and a chrome ladder style heated towel rail. Natural light comes from a uPVC double-glazed window.



### External Details

At the front of the property, a stone driveway provides parking and a flagged pathway leads around the side of the property to the rear via a timber gate. There is a detached single car garage and security lighting. The rear garden has a raised tarmacked and decked area, perfect for outdoor entertaining. Stone steps lead to a further garden with fenced and mature shrubbery borders. The rear garden enjoys a southerly aspect.



### Tenure

The vendor confirms this property is Leasehold.

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Directions

