



Heatherfield Road, Marsh Huddersfield HD1 4QP

welcome to

Heatherfield Road, Marsh Huddersfield

Charming two-bedroom semi-detached home in sought-after Marsh, boasting two reception rooms, parking for two vehicles and a sunny, non-overlooked rear garden with extended views. Ideally placed for local amenities, transport links and Huddersfield town centre.



Kitchen

8' 7" x 8' 7" (2.62m x 2.62m)

Lounge

10' 10" x 14' 6" (3.30m x 4.42m)

Reception Room Two

14' 7" x 8' 5" (4.45m x 2.57m)

Bedroom One

14' 6" x 10' 6" (4.42m x 3.20m)

Bedroom Two

11' 7" x 8' 2" (3.53m x 2.49m)

Bathroom**Agents Note**

There is an easement on the title. Please liase with your conveyancer.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Heatherfield Road, Marsh Huddersfield

- Two Double Bedrooms
- Semi-Detached Home
- Two Reception Rooms
- Front of property - Ample parking for 2 vehicles
- Low-Maintenance Rear Garden
- Popular Marsh Location
- Ideal for First-Time Buyers & Investors

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 2.25

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF119221 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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