



52 Virginia Road, Marsh, Huddersfield, HD3 4AZ

£325,000

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This stone built, 4 bedroom end terraced property has been substantially extended from its original form by way of a two storey extension on the side which now provides a ground floor family room and shower room, with master bedroom above.

Beautifully presented throughout and providing accommodation briefly comprising:- entrance vestibule, living room, breakfast kitchen, family room/dining room, shower room and utility, first floor landing, 4 spacious bedrooms and family bathroom.

Externally there are gardens to three sides, together with a detached single garage.

Located in the popular area of Marsh, which is approximately 1 mile from Huddersfield town centre, most daily requirements can be satisfied in the shopping areas of Marsh and Lindley, as well as having access to Greenhead Park and the M62 motorway network.

Forming an ideal purchase for those with a young and growing family, only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.



GROUND FLOOR:

Enter the property through a composite external door into:-

Entrance Vestibule

Fitted with a wall light point and in turn leads through to the lounge.

Lounge

16'2" x 12'5" (4.93m x 3.78m)

Having an antique style central heating radiator, dado rail with wall panelling beneath, Adams style fire surround and mantel, uPVC double glazed sash window and polished timber flooring.

Dining Kitchen

13'6" x 10'10" (4.11m x 3.30m)

Fitted with a range of matching modern wall and base units with quartz working surfaces over. There is a 6 ring Range cooker with built-in oven and grill, feature central island with polished wood block surface and breakfast bar, Belfast sink unit with mixer taps and side drainer and a uPVC double glazed sash window. There is also a walk-in pantry cupboard which houses the central heating boiler.

Inner Hallway

With a built-in understairs storage cupboard.

Family Room

19'8" x 9'5" (5.99m x 2.87m)

A most spacious and versatile room, which could be utilised as a dining room or home office if required. Fitted with bi-fold doors to the front elevation, Amtico style flooring, 2 central heating radiators and a built-in

storage cupboard. A timber and glazed access door leads through to the utility.

Utility Area

6'1" x 3'0" (1.85m x 0.91m)

With plumbing for a washing machine, composite rear access door and further access door which leads into the shower room.

Shower Room

Being part tiled to the walls and fully tiled to the floor. This modern and contemporary shower room has been furnished with a low flush WC, semi-pedestal wash basin with drawer units beneath and a walk-in shower cubicle with rain water shower head and additional hose attachment. There is also a ladder style radiator, uPVC double glazed window and additional Velux window.

FIRST FLOOR:

Landing

With spindlerail balustrade, a central heating radiator set behind fretwork panel and access into:-

Master Bedroom

16'1" x 9'8" (4.90m x 2.95m)

A most spacious master bedroom has been fitted with uPVC double glazed windows to both front and rear, sunken low voltage lighting and a central heating radiator.

Bedroom 2

10'11" x 9'10" (3.33m x 3.00m)

Peacefully situated to the rear of the property, having fitted 4 door wardrobes, fixture shelving, central heating radiator set behind fretwork panel, uPVC double glazed window and exposed floorboarding.

Bedroom 3

12'6" x 9'10" (3.81m x 3.00m)

With exposed floorboarding, a central heating radiator, ceiling coving and a uPVC double glazed sash window.

Bedroom 4

8'10" x 6'0" (2.69m x 1.83m)

Fitted with a central heating radiator and a uPVC double glazed sash window.

Bathroom

Being tiled to the walls and fully tiled to the floor. The bathroom is furnished with a 3 piece suite comprising of a concealed flush WC, panelled bath with overhead rainwater shower head, additional hose and retractable shower screen, and a vanity wash bowl with matt black mixer taps and cupboards beneath. There is a graphite central heating radiator/towel rail and a uPVC double glazed window.

OUTSIDE:

The property has low maintenance gardens to both front and side, together with Astro turf lawn, raised mature planters with flowers, shrubs and bushes. The gardens extend to the rear where there is a further Astro turf lawn, block paved driveway and detached garage.

Garage

19'0" x 9'4" (5.79m x 2.84m)

With an up and over door, uPVC double glazed window and side access door. There is also a pitched roof which provides additional eaves storage.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Floor 0



Floor 1



Approximate total area⁽¹⁾
102 m²
1097 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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