



BOULTONS



£245,000

St James Road Marsh HD1 4QA

# 32 St James Road, Marsh, HD1 4QA

Ideally positioned on St James Road near the bustling center of Marsh, is this beautifully presented three double bedroom through terrace house.

An exceptional find. Recently improved, the property is move-in ready, making it an ideal choice for families or professionals seeking a comfortable and stylish home.

Spanning four floors, this residence offers ample space for modern living. The layout is thoughtfully designed to maximise both functionality and comfort, ensuring that every room is both inviting and practical. The property boasts an enclosed rear garden, perfect for enjoying the outdoors, as well as a garage for added convenience.

Situated in a highly sought-after location, this home is surrounded by a wealth of daily amenities, making everyday life a breeze. The nearby M62 provides excellent transport links, while Huddersfield town centre and the

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

3'4" x 3'1" (1.02m x 0.94m)  
Accessed via a uPVC double glazed front door and with an internal door leading through to the lounge.

#### LOUNGE

14'1" max x 12'9" (4.29m max x 3.89m)  
Enjoying good levels of natural light via the large uPVC double glazed picture window positioned to the front elevation. The focal point for the room is an attractive, contemporary feature fireplace and you will also find newly installed carpet, central heating radiator and internal doors.

#### DINING/BREAKFAST KITCHEN

13'7" x 10'9" max (4.14m x 3.28m max)  
Fitted with a range of wall and base units in a traditional oak style with complementary granite worktops and quartz upstands. There is a matching central island which incorporates pan and cutlery drawers. There is plumbing for a washing machine, provision for a gas range style cooker within the chimney breast and the kitchen is further equipped with an inset sink unit with mixer tap, a central heating and a uPVC double glazed window overlooking the rear garden. Internal doors lead to a rear lobby and staircase rising to the first floor.

#### REAR LOBBY

3'2" x 2'9" (0.97m x 0.84m)  
There is a uPVC double glazed rear door with privacy glass inset provides easy passage to the rear garden and an internal door leads to a light of stone steps which descend to the keeping cellar.

### BASEMENT

#### KEEPING CELLAR

14'1" x 13'1" (4.29m x 3.99m)  
This useful utility and keeping basement houses the fuse board, electricity meter, water meter and combination boiler. There is also a waste outlet and a stainless steel sink. The head height is 6'5" from floor to joist.

## Directions

### FIRST FLOOR LANDING

16'8" x 4'9" incl staircase (5.08m x 1.45m incl staircase)  
With spindles, balustrade and newel post on display. To the rear elevation is a uPVC double glazed window and there is also a central heating radiator, cupboard storage and a staircase rising to the second floor.

### BEDROOM 2

13'1" x 8'5" max (3.99m x 2.57m max)  
Another bright room with good levels of natural light via the uPVC double glazed window positioned to the front elevation, central heating radiator.

### BEDROOM 3

13'8" x 8'7" max (4.17m x 2.62m max)  
Another generous double bedroom, this time positioned to the rear, with a uPVC double glazed window and central heating radiator.

### BATHROOM

10'1" x 4'9" (3.07m x 1.45m)  
With a pedestal hand wash basin, low flush wc and panel bath with chrome mono block mixer tap, matching shower fitment which incorporates a main rainfall shower head and a hand held shower attachment. There are complementary part tiled walls, Nordic ash style floor covering, heated towel rail, spotlights, extractor and a uPVC double glazed window with privacy glass inset.

### SECOND FLOOR

#### BEDROOM 1

15'9" max x 14'1" max (4.80m max x 4.29m max)  
With two central heating radiators, Velux skylight positioned to the front roof slope, eaves storage and an array of power points.

#### REAR GARDEN

There is a low maintenance, enclosed rear garden with a concrete sectional garage positioned to the rear of the curtilage.

### COUNCIL TAX BAND B

A long leasehold 999 years from 25 March 1913.

