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## Shakespeare Buildings, Marsh Huddersfield,

**Offers over £150,000**

This very well-presented, two-bedroom Grade II Listed cottage is located in the popular residential area of Marsh. It may prove suitable for a first time buyer looking for accommodation close to the M62 motorway network and other amenities. The accommodation comprises a kitchen with some integrated appliances, living room with feature multi-fuel stove, and, on the first floor, two double bedrooms and a stylish shower room. The property benefits from a gas-fired central heating system and is predominantly double-glazed. Externally, at the front of the property, a tarmac driveway provides off-road parking. At the rear, there is a low-maintenance garden area, perfect for outdoor entertaining, enjoying a southerly aspect.

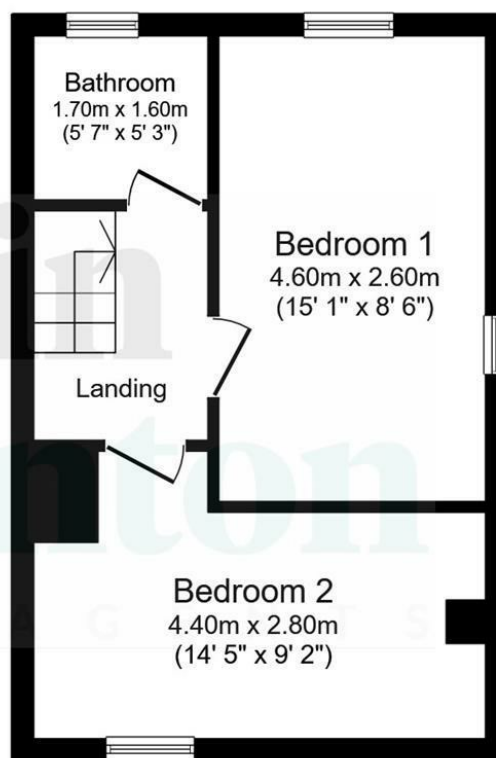
# Shakespeare Buildings, Marsh Huddersfield,

## Floorplan



**Ground Floor**

Floor area 30.1 sq.m. (324 sq.ft.)



**First Floor**

Floor area 30.1 sq.m. (324 sq.ft.)

Total floor area: 60.2 sq.m. (648 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Shakespeare Buildings, Marsh Huddersfield,

## Details



### Entrance

A composite door with a decorative double-glazed insert opens to the kitchen area.

### Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink unit with mixer tap. Integrated appliances include a Bosch double oven and a four-ring gas hob. There is plumbing for an automatic washing machine and space for a freestanding fridge. This room is home to the Ideal central heating boiler. Timber and double-glazed windows overlook the front elevation. There is vinyl style flooring throughout, a radiator and a decorative archway with exposed stone opens to the living room. An open tread staircase leads up to the first floor landing.



### Living Room

This room is positioned at the rear of the property and has timber and double-glazed windows with exposed stone mullions, and timber beams to the ceiling. The focal point of the room is a gas stove set to a stone hearth with a stone surround. There are three wall light points, a large radiator and a composite door with a decorative insert providing access to the rear garden.



### First Floor Landing

From the kitchen, an open tread staircase rises to the first floor landing, where there is access to loft space.

# Shakespeare Buildings, Marsh Huddersfield,

## Details



### Bedroom One

This good-sized double bedroom is positioned at the rear of the property and has a dual aspect with timber and double-glazed windows to the front and side elevations. It has a ceiling light point and a radiator.



### Bedroom Two

This double bedroom has timber and double-glazed windows to the front elevation with exposed stone mullions. There is low level ceiling throughout a ceiling light point. This room would make an ideal work from home study.



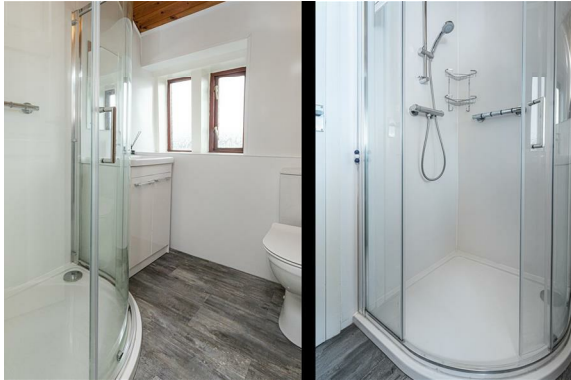
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### Shower Room

The bathroom has a white suite comprising a corner shower cubicle, home to a mains fed shower, a vanity hand basin with a mixer tap and storage below and a low-level WC. The room has LVT flooring (TO BE CHECKED), a ceiling light point, aqua boarding to the walls and a ladder style heated towel rail. A timber and double-glazed window allows natural light from the rear elevation.



### External Details

A tarmac driveway provides parking at the front of the property, along with a lovely low-maintenance garden area and outside water point. At the rear, there is a tarmac low-maintenance garden, perfect for outdoor entertaining, with mature shrubbery borders. The rear garden benefits from a southerly aspect.



### Tenure

The vendor confirms the property is Freehold.

# Shakespeare Buildings, Marsh Huddersfield,

Directions

