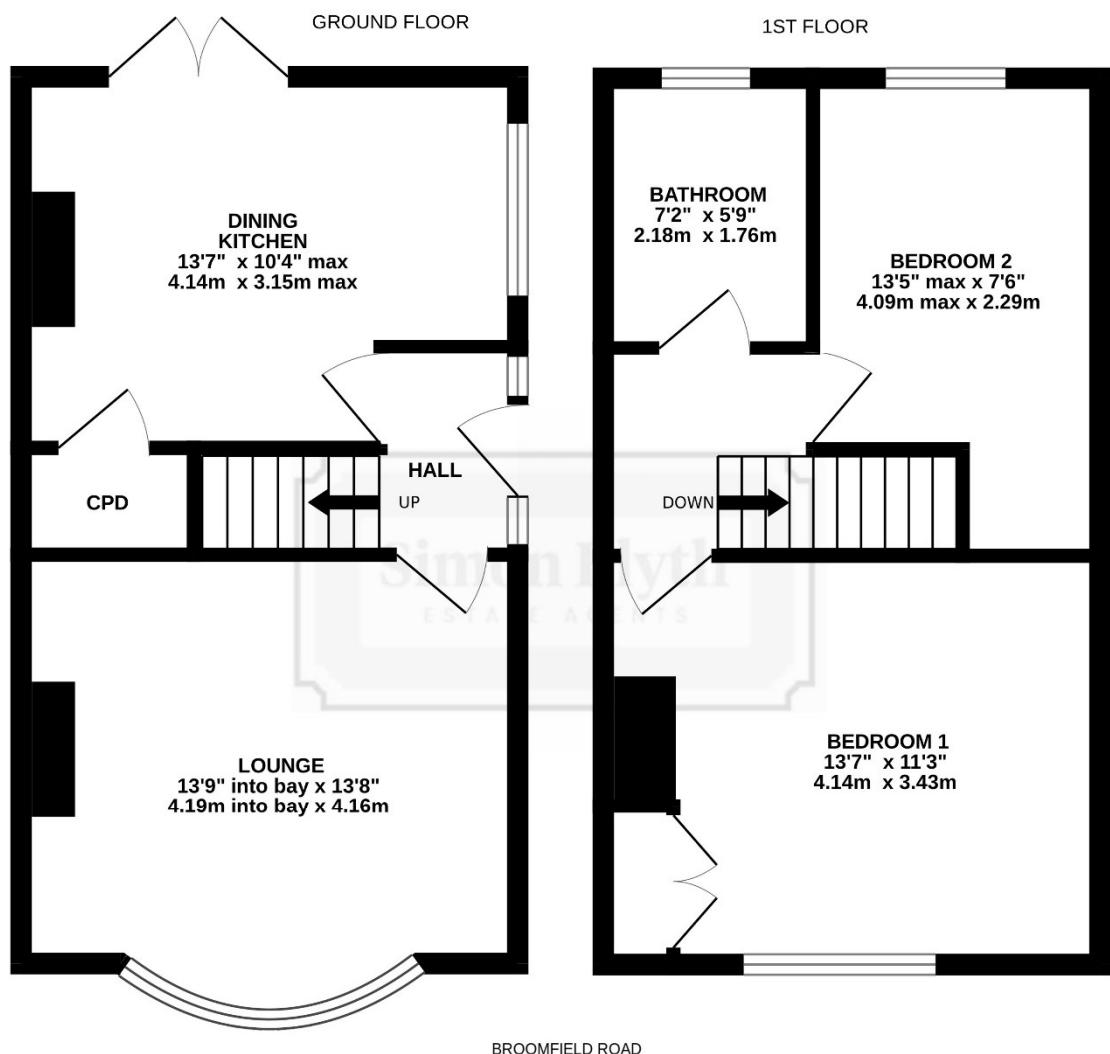




**Simon Blyth**  
ESTATE AGENTS

**133 Broomfield Road, Marsh, Huddersfield HD1 4QG**



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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## PROPERTY DESCRIPTION

Available with vacant possession and no onward chain is this attractively presented and modernised two-bedroom semi-detached house with generous rear garden and a convenient location for a variety of amenities.

Being stone fronted and remainder rendered beneath a blue slate pitched roof, the property was constructed circa 1936 and has a gas central heating system, pvcu double glazing and has been rewired, replumbed, new gutters and facias, new kitchen, bathroom and floor coverings. Briefly comprising to the ground floor entrance hall, bay fronted living room and dining kitchen. First floor landing leading to two bedrooms and bathroom. Externally there is gravelled area to the front which spans the full width of the property and a generous lawned garden at the rear.

Local shopping facilities are available in Marsh and neighbouring Lindley as well as being accessible for Huddersfield Town Centre and the M62.

Prices Offers Around £199,995

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## GROUND FLOOR

### ENTRANCE HALL

With pvcu and frosted double glazed door with frosted pvcu double glazed windows to either side and above the door all of which provide plenty of natural light, there is a ceiling light point, central heating radiator, grey oak effect flooring which continues through into the kitchen and to one side a staircase rises to the first floor. From the hallway access can be gained to the following rooms: -

### LIVING ROOM

Measurements- 13'9" into bay x 13'8"  
A comfortable and well-proportioned reception room which has a walk-in semi-circular bay with pvcu double glazed windows providing natural light, there is a decorative ceiling rose with ceiling light point, central heating radiator, as the main focal point of the room there is decorative fireplace with timber surround, conglomerate marble inset, marble hearth and having new fitted carpet.



## KITCHEN

Measurements-10'4" x 13'7"

This has pvcu double glazed window to the side elevation together with pvcu double glazed French doors to the rear giving access to the garden. There are two ceiling light points, central heating radiator, grey oak effect flooring and having a range of grey gloss and contrasting white gloss base and wall cupboards, these are complimented by brushed stainless steel handles with overlying worktops and matching splashbacks, there is a four ring halogen hob with stainless steel extractor hood over and electric fan assisted oven beneath, integrated fridge, integrated freezer, under counter space for washing machine, cupboard housing an ideal gas fired combination central heating boiler and beneath the stairs there is a useful storage cupboard with movement sensor light, fitted cupboard and housing the electric meter and consumer unit.



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## FIRST FLOOR

### LANDING

With new fitted carpet which continues down the stairs, there is a ceiling light point, loft access, central heating radiator and from the landing access can be gained to the following rooms: -

### BEDROOM ONE

Measurements- 13'7" x 11'3"

A generously proportioned double room which has pvcu double glazed window looking out to the front, there is a ceiling light point, central heating radiator, new fitted carpet, chimney breast and to the left-hand side of the chimney breast there is a fitted floor to ceiling wardrobe with cupboard over.



## **BEDROOM TWO**

Measurements – 13'5" x 7'6"

This has a pvcu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and new fitted carpet.



## **BATHROOM**

Measurements – 7'2" x 5'9"

With a frosted pvcu double glazed window, ceiling light point, extractor fan, part easy clean panelled walls, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush WC and walk in shower with glazed side panel and chrome shower fitting incorporating fixed shower rose and separate hand spray.



## OUTSIDE



## GARDENS

To the front there is a gravelled area which spans the full width of the property. To the right-hand side of the property there is a flagged pathway giving access to the main entrance and this is bordered by planted shrubs together with an outside cold-water tap. The rear garden can also be accessed from the French doors in the kitchen and has predominately lawned garden together with planted shrubs to the borders.





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## **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system serviced in October 2025

Double glazing- The property has PVCU double glazing

Property tenure – Leasehold for the unexpired term of 999 years from the 29/09/1936 within an annual ground rent of £2.39 paid to estates

Local authority – Kirklees Council

Council tax band – B

Directions- Using satellite navigation enter the postcode HD1 4QG

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ 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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## **MORTGAGE ADVICE**

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

#### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

# Simon Blyth

ESTATE AGENTS

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