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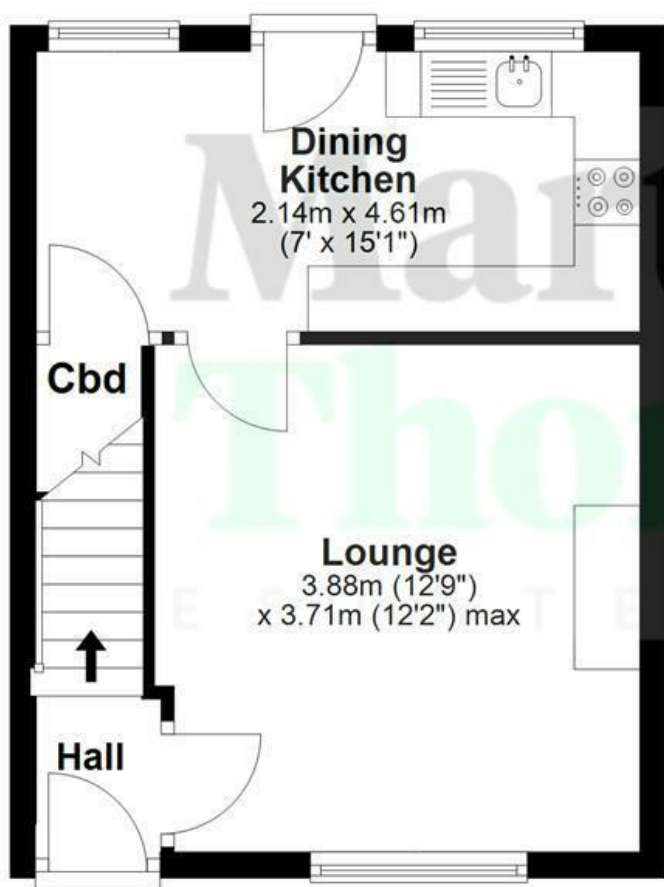
## Rose Avenue, Marsh Huddersfield,

Offers in the region of  
**£190,000**

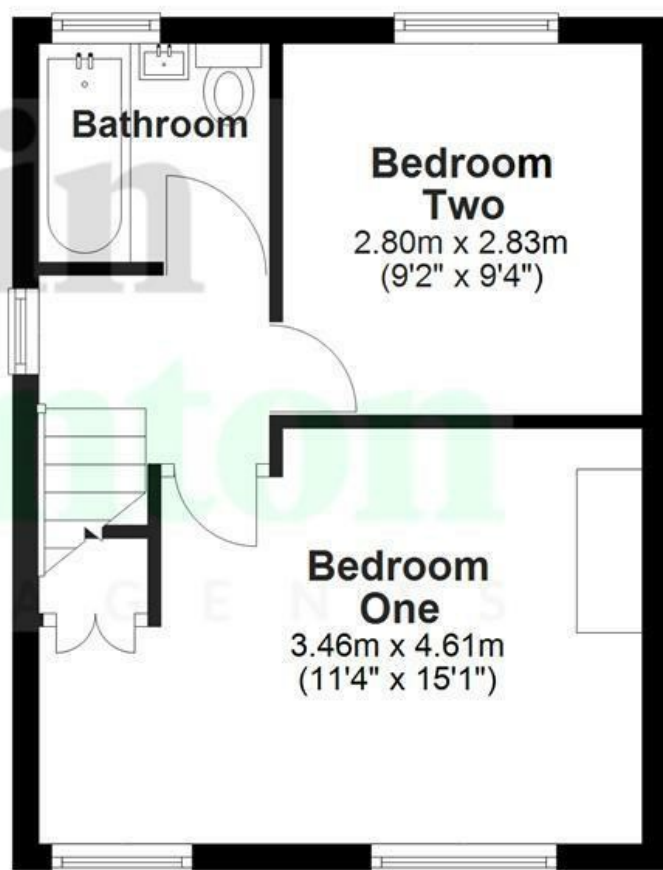
This two-bedroom semi-detached property is situated to a generous corner plot in the popular residential area of Marsh, and offered with no onward chain. Would be ideal for anyone looking to access the nearby M62 motorway network, serving Leeds and Manchester, and nearby Lindley Village with its various amenities. The property has been enjoyed and improved by the current owner over the years. The accommodation comprises an entrance hall, living room and dining kitchen. On the first floor are two double bedrooms and a stylish house bathroom. The property benefits from gas-fired central heating and uPVC double-glazing. Externally, at the front of the property, a tarmac driveway provides off-road parking. At the rear, there is a low-maintenance garden with a southerly aspect.



### Ground Floor



### First Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Rose Avenue, Marsh Huddersfield,

## Details



### Entrance Hall

A timber door with glazed inserts and a decorative overhead opens to the entrance hall, where there is a ceiling light point, hanging hooks and a radiator. A staircase rises to the first floor accommodation.

### Living Room

A timber door with glazed inserts opens to the living room, which is positioned at the front of the property with a uPVC window overlooking the garden. The focal point of the room is a marble hearth and surround, home to a living flame gas fire. It has coving to the ceiling, a ceiling light point and a radiator.



### Dining Kitchen

A timber door opens to the dining kitchen. The kitchen area has a range of high gloss wall and base cupboards, drawers, roll-edge worktops with matching upstands and a one-and-a-half bowl stainless steel sink unit. Integrated appliances comprise an oven and hob with a canopy style filter hood. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. The room has laminate style flooring, a uPVC window to the rear elevation and a uPVC door giving access to the rear garden. The dining area has a continuation of the laminate style flooring, a uPVC window and a radiator. There is plenty of space for a bistro style table and a useful under stairs storage cupboard, home to the Vaillant central heating boiler.



# Rose Avenue, Marsh Huddersfield,

## Details



### First Floor Landing

From the entrance hall, a staircase leads to the first floor landing, where there is a uPVC window to the side elevation. Access can be gained to the loft space.



### Bedroom One

This double bedroom is positioned at the front of the property and has two uPVC windows. There is ceiling downlighting, a useful storage cupboard over the bulkhead, space for furniture and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a pleasant outlook via a uPVC window. It has ceiling downlighting, space for furniture and a radiator.



# Rose Avenue, Marsh Huddersfield,

## Details



### House Bathroom

The bathroom has a modern white suite comprising a panelled bath with twin taps and a waterfall style shower fitting over, a vanity hand wash basin with a waterfall style tap and a low-level WC. There is vinyl style flooring with contrasting tiling to the walls, a wall-mounted vanity mirror, a ceiling light point, an extractor fan and a chrome ladder style heated towel rail. A uPVC window overlooks the rear elevation.



### External Details

At the front of the property, wrought iron access gates lead to a tarmac driveway, providing off-road parking. There are fenced and walled boundaries with mature shrubbery borders. At the side of the property, there is a lawned area with mature shrubbery borders. The driveway leads around the side of the property, where there is a summerhouse. At the rear, there is a flagged area with walled and shrubbery borders, outside lighting and a water point. The rear garden benefits from a southerly aspect.



### Tenure

The vendor informs us that the property is leasehold and we await further information.

# Rose Avenue, Marsh Huddersfield,

Directions

