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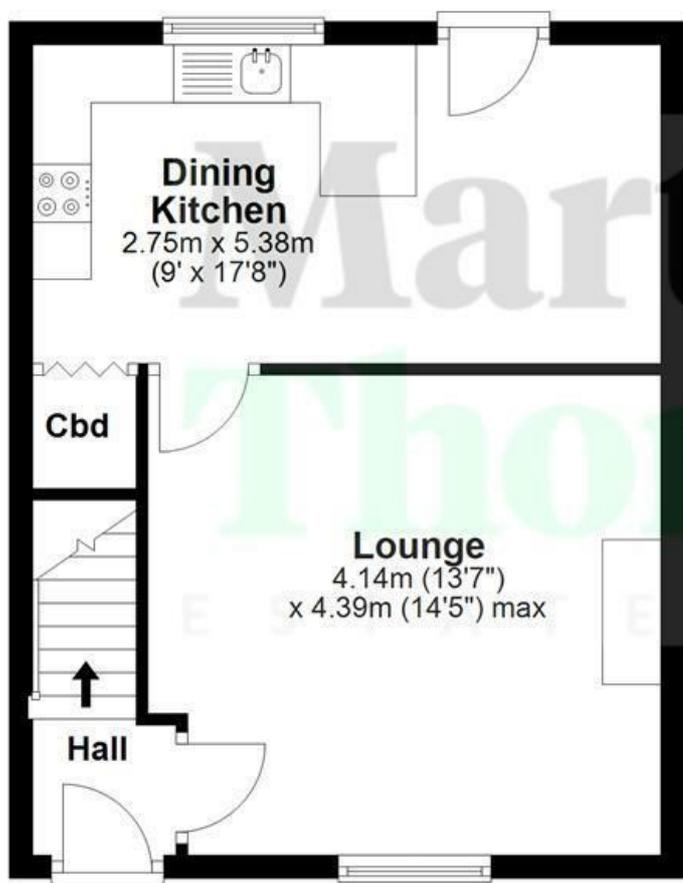
## **Carr Street, Marsh Huddersfield,**

**Offers in the region of  
£230,000**

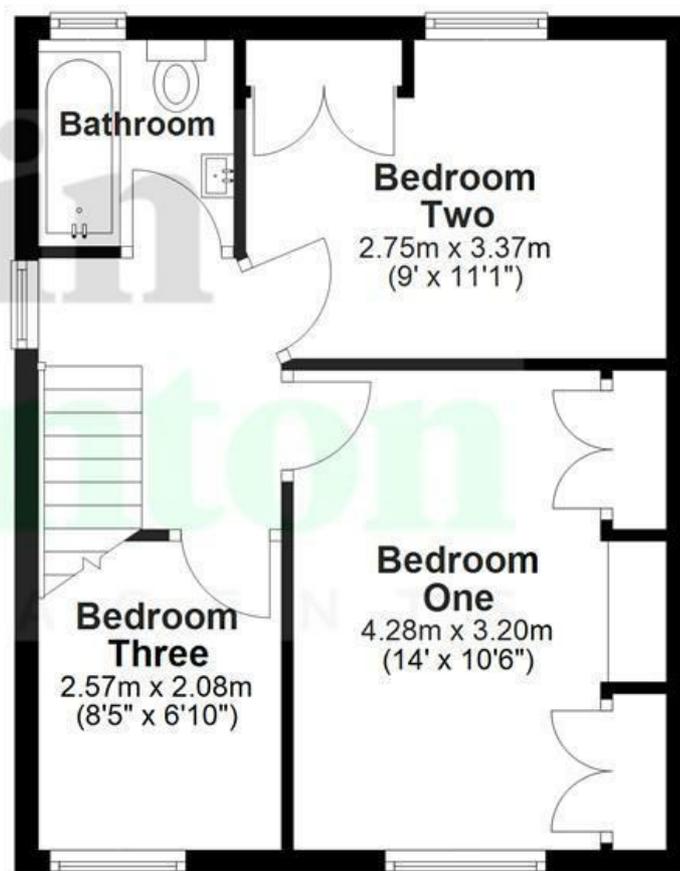
This three-bedroom end terraced property is located to the popular residential area of Marsh. It is conveniently situated near the M62 motorway network, serving Leeds and Manchester city centres. The accommodation comprises an entrance hall, living room and an open-plan kitchen/diner. On the first floor, there are three bedrooms and a stylish house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is a resin driveway providing off-road parking. At the rear, there is a resin seating area, perfect for outdoor entertaining, a lawn with mature shrubbery borders.



### Ground Floor



### First Floor



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

# Carr Street, Marsh Huddersfield,

## Details



### Entrance Hall

A uPVC door with a double-glazed overhead panel opens to the entrance hall, where there are hanging hooks for coat storage, a ceiling light point and a radiator. A staircase leads to the first floor landing and a timber door gives access to the living room.

### Living Room

This reception room is positioned at the front of the property and has a uPVC double-glazed window overlooking the garden and beyond. The focal point of the room is a timber hearth and surround, home to an electric fire. There is a ceiling light point and a radiator. A door leads into the kitchen/diner.



### Kitchen/Diner

The kitchen area has a range of modern, high gloss wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink. Integrated appliances include a hob with an overlying canopy, an oven below and a freezer. There is space for a freestanding fridge and space for an automatic washing machine. The worktop extends to form a breakfast bar. There are banks of ceiling downlighting, a uPVC double-glazed window to the rear and a useful under stairs storage cupboard, home to the Ideal central heating boiler. The oak style flooring continues into the dining area. There is plenty of space for a freestanding table, banks of inset downlights to the ceiling and a radiator. A uPVC door with a double-glazed insert gives access to the rear garden.



# Carr Street, Marsh Huddersfield,

## Details



### First Floor Landing

From the entrance hall, a staircase leads up to the first floor landing. There is a uPVC double-glazed window to the side elevation, a ceiling light point and access to loft space. Access can be gained to the following rooms:



### Bedroom One

This double bedroom has a lovely outlook over the front elevation via a uPVC double-glazed window. It has fitted wardrobes to the alcoves with hanging rails and shelving, a fitted vanity area with an LED mirror and plenty of space for further furniture. There is a ceiling light point and a radiator.



# Carr Street, Marsh Huddersfield,

## Details



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window, a ceiling light point and a wall-hung radiator. There is a useful fitted wardrobe with shelving.



### Bedroom Three

This bedroom has a uPVC double-glazed window to the front elevation. It would make an ideal study. There is a ceiling light point and a radiator.



# Carr Street, Marsh Huddersfield,

## Details



### House Bathroom

The bathroom has a modern white suite comprising a panelled bath with a shower screen and an overlying mains fed shower. There is tiling to the floor and appropriate tiling to the walls, an LED mirror with a shaver point, an extractor fan and a chrome ladder style heated towel rail. There is a uPVC double-glazed window to the rear elevation.



### External Details

At the front of the property, there is a resin driveway providing off-road parking and access around the side of the property to the rear. At the rear of the property, there is a lovely resin seating area, perfect for outdoor entertaining, security lighting, a lawn and fenced and mature shrubbery borders. There is also security lighting.



### Tenure

The vendor informs us that the property is freehold.

# Carr Street, Marsh Huddersfield,

Directions

