

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



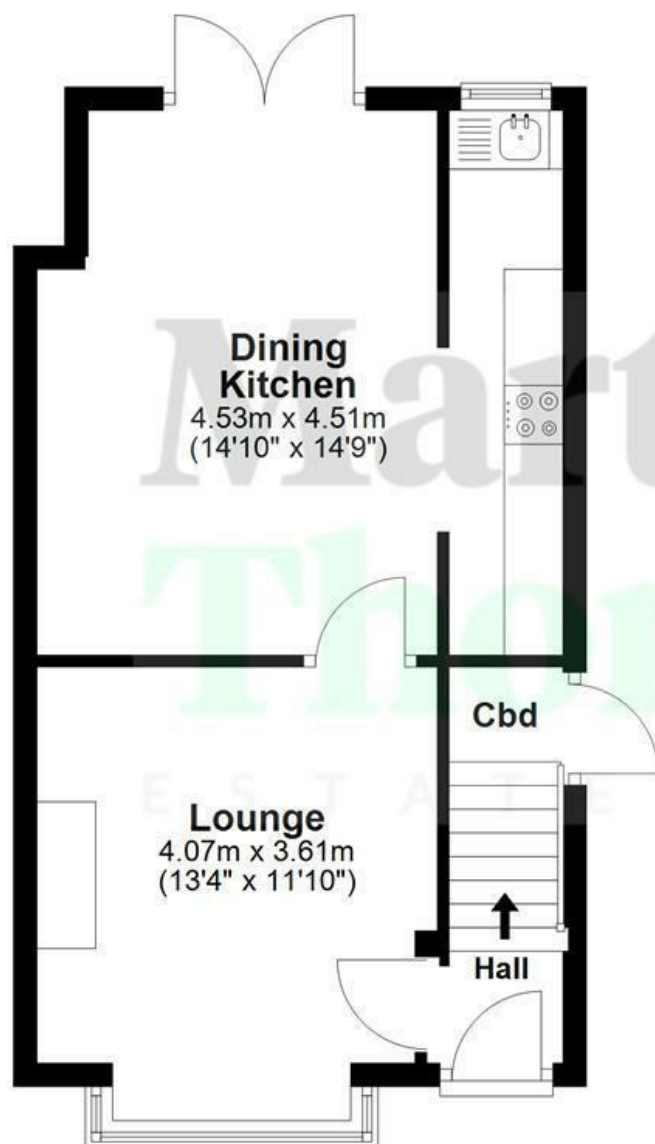
## **Broomfield Road, Marsh Huddersfield,**

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

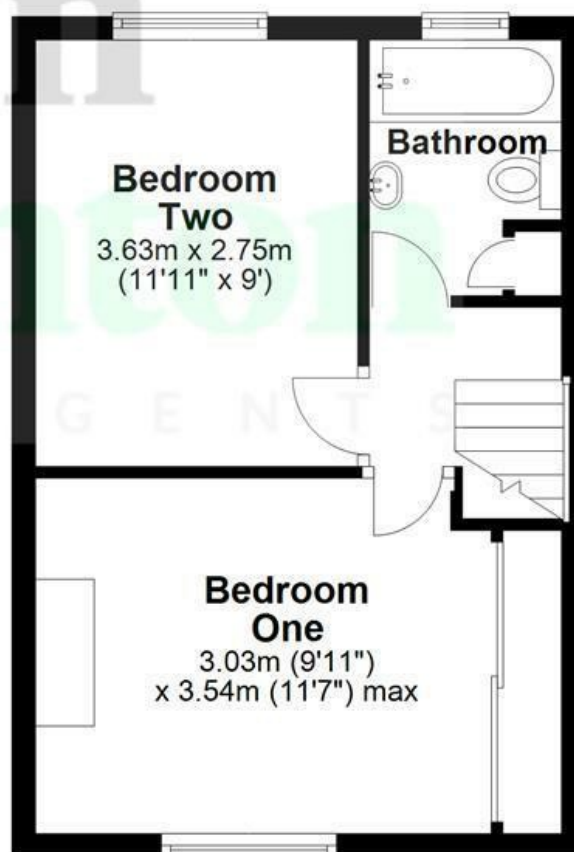
This two double bedroom semi-detached property is located in the popular residential area of Marsh, conveniently situated close to nearby recommended schooling and amenities. The accommodation comprises an entrance hall, living room and open-plan kitchen diner on the ground floor. On the first floor, there are two double bedrooms and a house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is a fenced and walled garden at the front. The rear garden has seating areas, a useful potting shed and a single car garage.



## Ground Floor



## First Floor



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

# Broomfield Road, Marsh Huddersfield,

## Details



### Entrance Hall

A timber door with glazed inserts and a patching glazed overhead panel opens to the entrance hall. There is a ceiling light point, hanging hooks and a radiator. A staircase leads to the first floor landing and a timber and bevelled glazed door opens to the living room.

### Living Room

The living room is positioned at the front of the property and has a lovely walk-in splayed bay window with uPVC double-glazing. The focal point of the room is stone hearth and surround, home to a gas fire. There is coving to the ceiling, a ceiling light point, wall lights points to the alcoves and a radiator. The room has laminate style flooring and a timber door gives access to the kitchen.



### Kitchen Diner

This open-plan room runs across the rear of the property. The kitchen area has a range of wall and base cupboards, drawers, roll edge worktops with brick style tiled surrounds, and a one-and-a-half bowl stainless steel sink. Integrated appliances comprise a double oven and hob with overlying filter hood and dishwasher. There is space for a freestanding fridge freezer, plumbing for an automatic washing machine. The kitchen area has a uPVC double-glazed window overlooking the rear garden and two uPVC double-glazed windows to the side elevation. There are two light points and an archway leading to the dining area. This has plenty of room for furniture, two wall light points, two ceiling light points and a radiator. A set of French doors give access to the rear garden.



### First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, which has a ceiling light point and access to loft space.



# Broomfield Road, Marsh Huddersfield,

## Details



### Bedroom One

This double bedroom is positioned at the front of the property and has a large uPVC double-glazed window, a ceiling light point and a radiator. It fitted sliding mirrored door wardrobes with hanging rails and shelving.



### 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 radiator.



# Broomfield Road, Marsh Huddersfield,

## Details



### House Bathroom

The bathroom has a white suite comprising a panelled bath with a mains fed shower over, a pedestal wash hand basin and a low-level WC. It has vinyl style flooring, appropriate tiling to the walls and a ceiling light point. There is a useful storage cupboard with shelving over the bulkhead, perfect for linen, 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 walled and fenced garden with a wrought iron access gate providing access to a flagged pathway, which leads down the side of the property. At the rear, there is a patio area and a decked area, perfect for outdoor entertaining, a further lawned area and a potting shed. Access can be gained to a single car garage with timber doors, power and lighting. There is outside security lighting and a water point.

### Tenure

The vendor informs us that this property is Leasehold. Please ask us for more information.

# Broomfield Road, Marsh Huddersfield, Directions

