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Heatherfield Crescent, Marsh Huddersfield,

**Offers in the region of
£230,000**

This very well-presented two-bedroom end terraced house is located to the popular residential area of Marsh. It may be suitable for a first time buyer looking to access the nearby M62 motorway network, or nearby Lindley Village with its various bars, restaurants and amenities. The accommodation comprises an entrance hall, living room, dining room and kitchen. On the first floor are two double bedrooms and a stylish bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property, there is a low-maintenance garden area and a flagged driveway providing off-road parking. At the rear, there are decked seating areas, a lawn and a garden room with power and lighting. The rear garden benefits from an easterly aspect.

Heatherfield Crescent, Marsh Huddersfield,

Floorplan



Ground Floor
Floor area 40.5 sq.m. (436 sq.ft.)

First Floor
Floor area 30.2 sq.m. (325 sq.ft.)

Total floor area: 70.7 sq.m. (761 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

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Details



Entrance Hall

A composite door with double-glazed inserts opens to the entrance hall, where there are hanging hooks, a ceiling light point and a radiator. A staircase leads up to the first floor landing and a timber and glazed door leads to the living room.

Living Room

This reception room is situated at the front of the property and enjoys natural light via a walk-in uPVC bay window. There is fitted shelving and storage cupboards, plenty of room for furniture, a ceiling light point and a radiator. Access can be gained to the dining room.



Dining Room

This room has oak style laminate flooring, coving to the ceiling, a ceiling light point and a radiator. There are fitted cupboards and a drawer unit, a useful under stairs storage cupboard and space for a dining table. A set of uPVC doors give access to the rear garden.



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Kitchen

The kitchen has a range of modern wall and base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl stainless steel sink. It has brick style tiled surrounds and under unit lighting. Integrated appliances comprise a double oven, four-ring gas hob, canopy style filter hood and dishwasher. There is tiling to the floor, a ceiling light point, a radiator and three uPVC windows. A useful pantry has plumbing for an automatic washing machine and houses the Worcester central heating boiler.



First Floor Landing

From the entrance hall, a staircase leads up to the first floor landing, where there is a ceiling light point and access to loft space.



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Bedroom One

This double bedroom is positioned at the front of the property and has a large uPVC window allowing plenty of natural light. It has fitted wardrobes, drawers and shelving. There is a ceiling light point 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. There is plenty of room for furniture, a ceiling light point and a radiator.



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House Bathroom

The bathroom has a white suite comprising a panelled bath with a folding shower screen and a mains fed shower over, a pedestal wash hand basin and a low-level WC. There is ceramic tiling to the floors with contrasting appropriate tiling to the walls, ceiling downlighting, an extractor fan and a stylish towel radiator. The room has a uPVC window to the rear elevation, a wall-mounted cupboard and a vanity mirror.



Garden Room

There is a garden room which could be utilised as a work-from-home office. It has vinyl style flooring, power, ceiling downlighting, uPVC windows and uPVC French doors to two elevations. There is also a additional store room.



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External Details

In front of the property, there is a block paved driveway providing off-road parking and a low-maintenance garden area with walled, fenced and mature shrubbery borders. The driveway continues down the side of the property to a timber gate, which leads to the rear of the property. The rear garden has a raised decked seating area, perfect for outdoor entertaining, a fenced and lawned garden area with mature shrubbery borders, an additional decked seating area. There is a summerhouse, which could be utilised as a work-from-home office. It has vinyl style flooring, power, ceiling downlighting, uPVC windows and uPVC French doors to two elevation. There is an additional store room and the rear garden has the benefit of an easterly aspect, along with a water point and security lighting.



Tenure

The vendor has informed us the property is Freehold/Leasehold.

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Directions

