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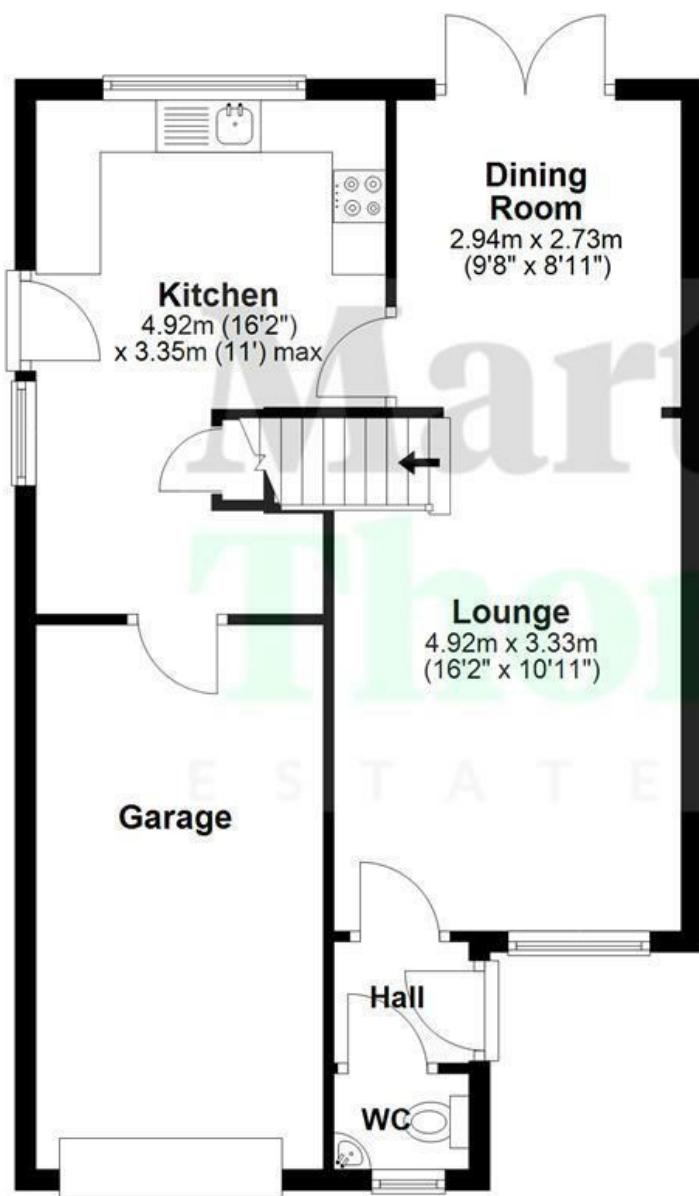
## Wellfield Road, Marsh Huddersfield,

Offers in the region of  
**£340,000**

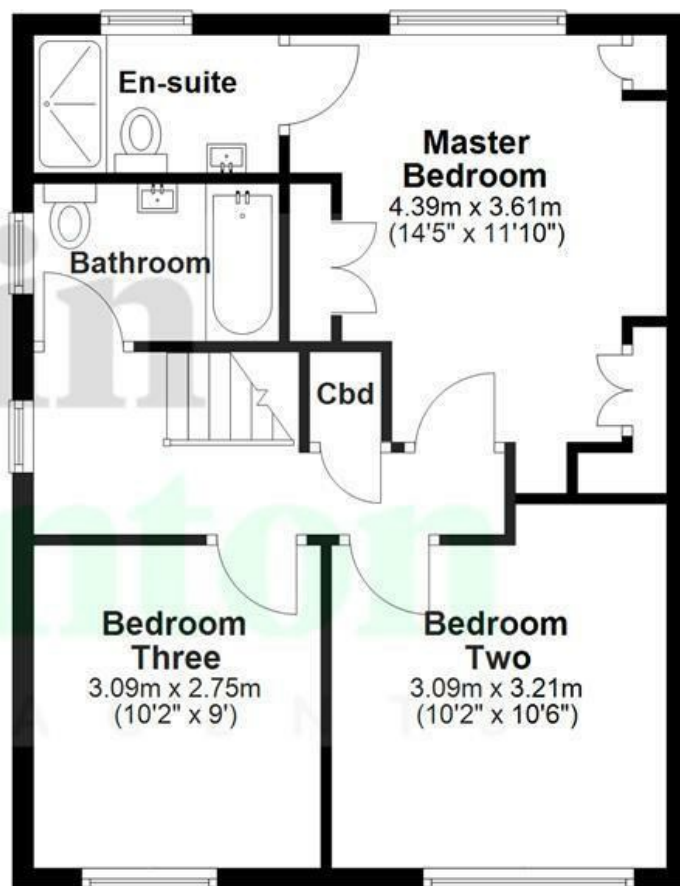
This three double bedroom, detached family home enjoys a cul-de-sac setting and is presented to a high standard throughout. It has a high specification house bathroom and en suite, a stylish kitchen with integrated appliances, a living room with oak flooring and a multi-fuel stove, and an enclosed rear garden with a porcelain paved patio and seating areas. The property is located in this popular and well established residential area and conveniently placed for local amenities, nearby schooling and the popular village of Lindley. An internal inspection is highly recommended to appreciate the high standard of presentation and attention to detail. The property has a gas-fired central heating system and predominantly uPVC double-glazing. The accommodation comprises an entrance lobby, a downstairs WC, a living room with a multi-fuel stove, a dining room with French doors and a contemporary kitchen with integrated appliances. On the first floor, there are three double bedrooms, the master with fitted furniture and an en suite shower/wet room, and an equally impressive house bathroom. Externally, there is parking for two vehicles and an integral garage with an automatic door. There is a charging point for an electric vehicle. The rear garden is enclosed by perimeter walling and fencing, a full-width porcelain patio, power and lighting. There is a lawn and a second patio seating area.



### Ground Floor



### First Floor



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

# Wellfield Road, Marsh Huddersfield,

## Details



### Entrance Lobby

An external composite door with a decorative opaque glazed panel gives access into the entrance lobby. This has a tiled floor, a radiator and oak internal doors, which can be found throughout the property. The lobby is perfect for storing coats, etc.

### Downstairs WC

This room has a continuation of the floor tiling from the entrance lobby and half-height wall tiling. The two-piece white suite comprises a corner hand basin and a low-level WC. There is a ladder style radiator, coving to the ceiling and an opaque uPVC window.



### Living Room

This well-appointed and good-sized principal reception room is positioned at the front of the property. It has a number of features worthy of mention, with the focal point being a glazed door multi-fuel stove with a tiled inset and hearth. There is oak flooring that continues into the adjoining dining room, coving to the ceiling and a dado rail. A uPVC window is positioned to the front elevation. There are two radiators, one of which is a gunmetal grey contemporary radiator. A spindle staircase rises to the first floor landing area and a wide archway leads into the dining room.



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### Dining Room

The dining room is positioned at the rear of the property and, as mentioned, has a continuation of the oak flooring. It can easily accommodate a large dining table and has French uPVC doors leading out into the enclosed garden. There is coving to the ceiling, a dado rail and a radiator. An oak and glazed door leads into the kitchen.



### Kitchen

The stylish kitchen has been upgraded in more recent times. It has an extensive array of units to high and low levels with worktops and brick style tiled splashbacks, and a one-and-a-half bowl sink with a mixer tap, incorporating an instant boiling water facility. Integrated appliances include a Gorenje fan oven, microwave and induction hob with a stylish filter hood above and a dishwasher. There is space for an American style fridge freezer set to a housing unit that also incorporates a cold water feed. The room has a dual aspect, with front and side uPVC windows, space for a dining/breakfast table, a decorative tiled floor and LED lighting. An external door leads out into the garden. There is a useful under stairs storage cupboard, a gunmetal grey radiator and an oak door leading into the integral garage.



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### First Floor Landing

A spindle and balustrade staircase rises to the first floor landing, which has a uPVC window, a storage cupboard over the staircase and a radiator.



### Bedroom One

This double bedroom is positioned at the rear of the property and has built-in furniture incorporating wardrobes, overhead storage cupboards, bedside drawers, a further double wardrobe and a large drawer stack. There is uPVC window, coving to the ceiling and a radiator. Being the master bedroom, this room has the advantage of an en suite shower room.



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### En Suite Shower Room

This room is presented to a high standard and has electric under floor heating, sensor lighting and downlighting. The walk-in shower has a waterfall style shower fitting and a hand-held shower attachment. There is a low-level WC with a concealed cistern and a rectangular hand basin with drawers below. The walls and floor are tiled. There is a ladder style radiator, an illuminated mirror and an opaque uPVC window.



### Bedroom Two

This double bedroom is positioned at the front of the property and has plenty of space for furniture. There is uPVC window and a radiator.



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### Bedroom Three

This double bedroom is positioned at the front of the property and has plenty of space for furniture. A drop down timber ladder gives access to useful storage within the boarded loft area. There is uPVC window and a radiator.



### House Bathroom

Presented to a high standard and high specification, the bathroom has LED lighting and an illuminated alcove. The bath has a shower screen and a waterfall style shower fitting, along with a hand-held shower attachment. There is a circular illuminated mirror, a hand basin with drawers below and a low-level WC with a concealed cistern. The walls and floor are tiled. An opaque uPVC window provides natural light from the side elevation. There are ceiling speakers for Bluetooth music and a ladder style radiator.



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### External Details

At the front of the property, there is provision for parking on the tarmac driveway and an additional parking space to the side. On the left-hand side, a timber gate leads to the rear garden. There is a charging point for an electric vehicle and outside lighting. The rear garden is enclosed by walling and fencing. It has a superb full-width grey porcelain tiled patio adjoining the French doors in the dining room. There is external lighting and power. Adjoining the patio is a lawned garden, coloured slate beds and borders, a shed and a part decked/part paved second seating area. There is an external water point.



### Garage

The garage has an automatic up-and-over door that can be operated via Bluetooth. There is a personal door from the kitchen into the garage, along with power and lighting. This area houses the boiler for the central heating system and has plumbing for an automatic washer and space for a condensing dryer.

### Tenure

The vendor informs us that this property is Freehold.

# Wellfield Road, Marsh Huddersfield,

Directions

