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Wellfield Road, Marsh Huddersfield, Yorkshire

**Offers in the region of
£375,000**

Substantially extended from its original design to offer four bedrooms, this semi-detached home occupies a substantial corner plot within the cul-de-sac. Located in this ever-popular area with ease of access to local amenities and schooling, the property offers spacious family accommodation. It stands on, if not the largest, one of the largest plots on the development. The accommodation comprises an entrance hallway, downstairs WC, large dining/sitting room, living room and dining kitchen with an adjoining garden room/conservatory. On the first floor, there are four double bedrooms, the master with an en suite shower room, and family bathroom which also incorporates a separate shower cubicle. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, in front of the property, a driveway provides off-road parking for several vehicles and a concrete base should a garage be required (subject to necessary consents and permissions). The gardens are a major selling point of the property. There is an area of artificial grass, perfect for outdoor sports or entertaining, timber sheds and a brick built barbecue. Adjoining the rear of the home is a good-sized patio and the side and rear gardens are lawned. In addition, there is a multipurpose garden room, which could be utilised as an entertaining space with a bar and games

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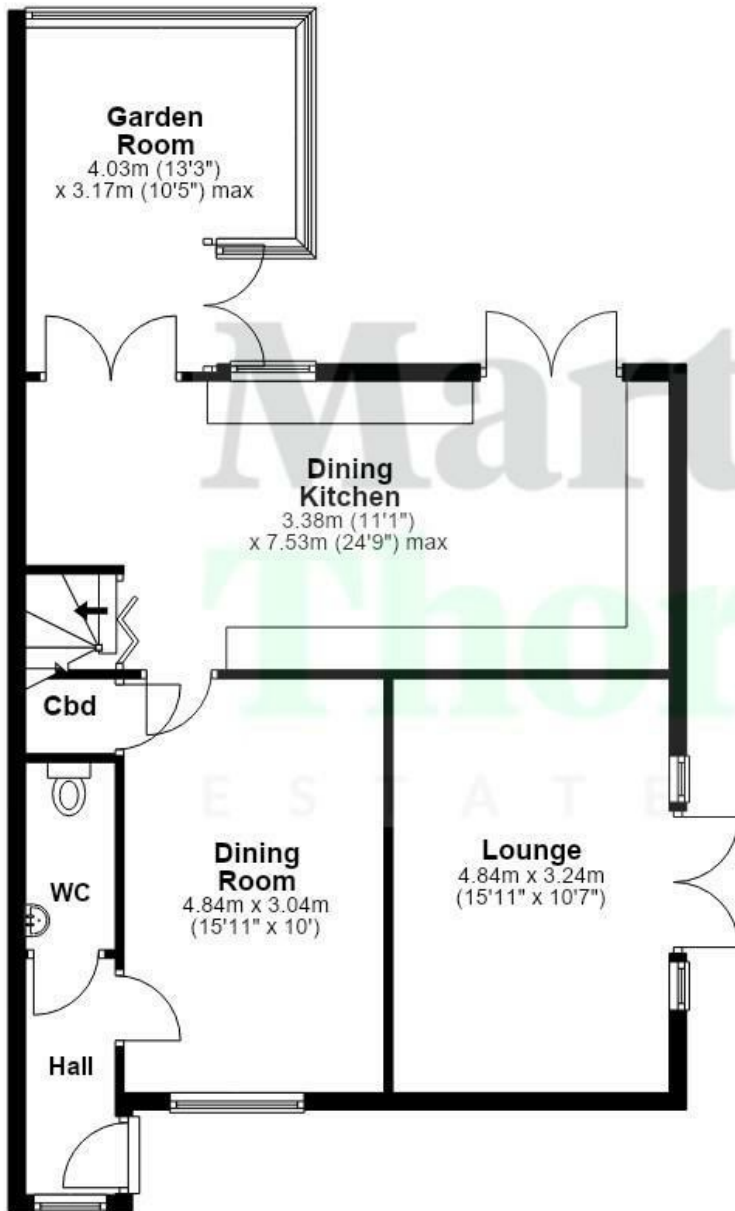
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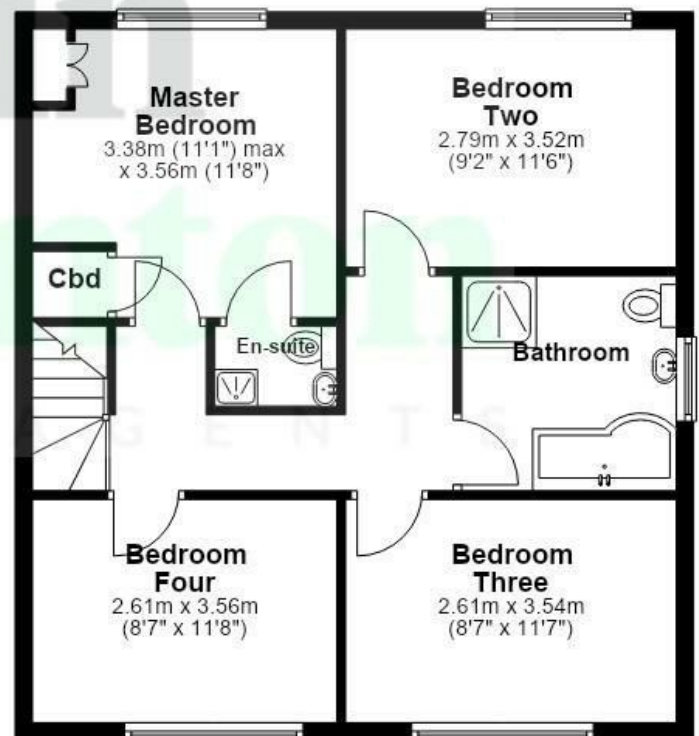
room, or could equally be a home office with power, lighting and Internet provision. An inspection is an absolute must to appreciate all that is on offer.



Ground Floor



First Floor



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

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Entrance Hallway

An external composite door with opaque glazed panels gives access to the entrance hallway, which is the perfect place to store coats and shoes, etc. It has a uPVC window to the front elevation, a radiator and grey laminate flooring. Access can be gained to the guest WC.

Living Room

This large principal reception room has neutral decor and grey carpeting. French doors with screens on either side overlook and give access to the side garden. It has a media wall with open and concealed shelving incorporating lighting. The ceiling has downlighting and ambient lighting. There is plenty of space for furniture and a radiator.



Dining Kitchen

From the dining/sitting room, a door leads into the large, open-plan dining kitchen, which spans the full width of the home. It has plenty of space for a formal dining table, an extensive range of units to high and low levels, worktops incorporating a grooved draining area with matching upstands, and a one-and-a-half bowl stainless steel sink. Integrated appliances include a five-ring gas hob with a stainless steel splashback and wide canopy style filter hood, a double oven and microwave, and a dishwasher. There is space for a freestanding fridge freezer and space for a washing machine and external venting for a tumble dryer. The floor is tiled with electric under floor heating, along with a radiator at the far end. French doors give access to the rear patio and uPVC doors at the opposite side of the room lead into the garden room.



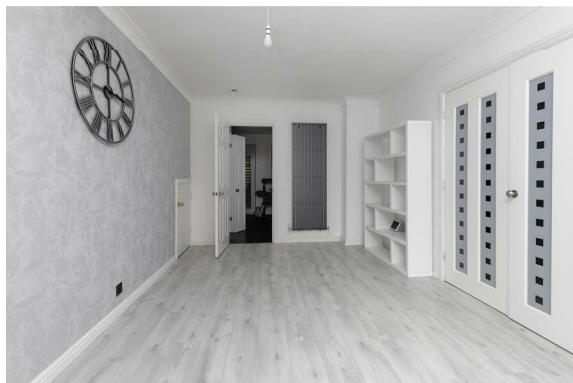
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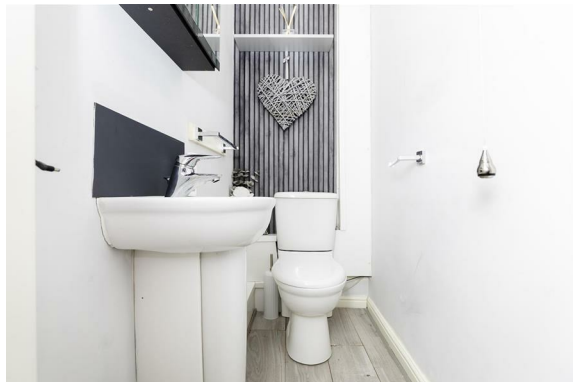
Dining Room

This large multipurpose room is positioned at the front of the property and access can be gained to the living room and rear dining kitchen. It can easily accommodate a large formal dining table, but could equally be a second reception/sitting room. It is light and bright with a uPVC window to the front elevation, contemporary grey laminate flooring and two stylish gunmetal grey radiators. There is a useful under stairs storage area, along with coving to the ceiling and twin timber and glazed doors leading into the living room.



Guest WC

This room houses a white two-piece suite comprising a wash hand basin and a low-level WC. It has a continuation of the laminate flooring and a central ceiling light point.



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Garden Room

This multipurpose room could be utilised as a home office/study or gaming/TV room, etc. It has a media wall incorporating a remote control electric fire, display alcoves, space for a 50 in flat screen TV and soundbar. There are uPVC double-glazed windows overlooking the side and rear gardens, windows in the angled ceiling and downlighting. A staircase rises to the first floor landing.



First Floor Landing

The landing has coving to the ceiling and acoustic panelling to one wall incorporating sensored upright lighting. There is access to the loft area and what was the extension to the original house.

Bedroom One

This large double bedroom is positioned at the rear of the property and has built-in wardrobes with overhead storage cupboards and handy storage over the bulkhead. There is plenty of space for further fitted or freestanding furniture, access to loft space and a radiator. Being the mater bedroom, this room has the advantage of an en suite shower room.



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En Suite Shower Room

This room houses a shower cubicle with a Mira Sport independent shower, a pedestal wash hand basin and a low-level WC. There is a central ceiling light incorporating coloured mood lighting.



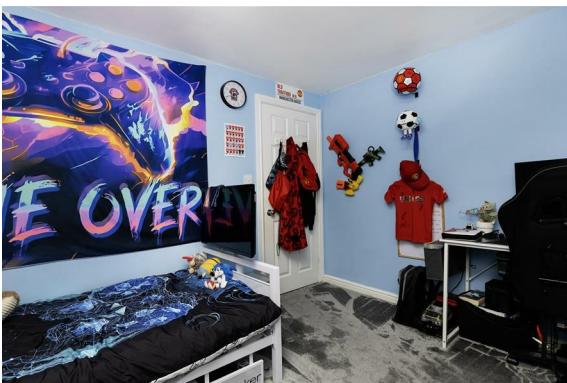
Bedroom Two

This large double bedroom is positioned at the front of the property and has a uPVC double-glazed window with views towards Scapegoat Hill. There is plenty of space for fitted or freestanding furniture and a radiator.



Bedroom Three

This large double bedroom is positioned at the front of the property and has a uPVC double-glazed window with lovely views. There is plenty of space for fitted or freestanding furniture and a radiator.



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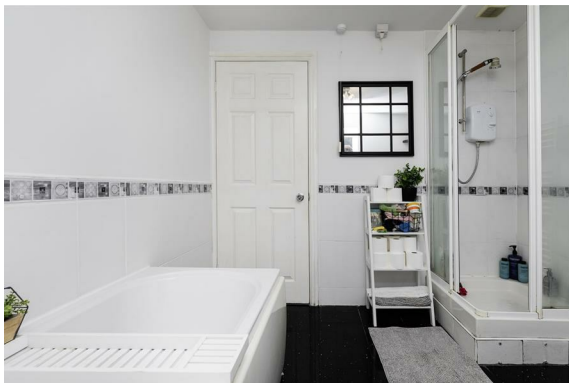
Bedroom Four

This good-sized double bedroom is positioned at the rear of the property and has a uPVC double-glazed window, plenty of space for fitted or freestanding furniture and a radiator.



House Bathroom

The good-sized bathroom has a white four-piece suite comprising a bath, a pedestal wash hand basin, a low-level WC and a separate shower cubicle incorporating a Triton independent shower. There is appropriate tiling to the walls, floor tiling, a uPVC opaque side window and an upright ladder style radiator.



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External Details

The property is positioned in the corner of the cul-de-sac and has, in our opinion, the larger garden of the houses on this popular development. There is plenty of parking for several vehicles and a concrete base in readiness for a garage, subject to any necessary permissions and consents. In front of the property, there is a pathway and an open-plan lawned garden. At the side and rear of the property, the land is what sets this house apart. Set to an all-weather fence is a lockable gate which leads to an area with artificial grass and a substantial barbecue, perfect for outdoor entertaining or an all-weather sports area, for example. Adjoining this is a good-sized timber shed with twin doors and windows on either side. There is perimeter walling and fencing, outside lighting and water. The side garden incorporates lawns and mature trees, and a wide pathway leads around to a good-sized private patio area, which can be accessed from the French doors within the living room and the double doors from the garden room. There is decorative balustrading and matching steps lead down to the rear lawned garden. This has laurel hedging on one side and, at the end of the garden, a summer house.



Summer House

This multipurpose good-sized area could be ideal as a large home office/study, or a gaming/play room. It has windows with roller shutters and has been used as an entertaining/party space with a bar, power, lighting and provision for Internet access.



Tenure

The vendor informs us that the property is freehold.

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Directions

