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## St. James Road, Marsh Huddersfield,

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

This four double bedroom end terraced property is located in the popular residential area of Marsh and has a lovely outlook over the playing fields and beyond. The property may prove suitable for a professional couple or expanding family looking to access nearby Marsh Village with its various amenities, the M62 motorway network or recommended local schooling. The accommodation comprises an entrance hall, living room and kitchen diner with integrated appliances on the ground floor. On the first floor are three double bedrooms and a stylish house bathroom. There is an attic room/home office. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is a low-maintenance front garden and, at the rear, a predominantly decked garden, benefitting from an easterly aspect. This property is offered with the advantage of no onward chain.

**St. James Road, Marsh  
Huddersfield,**

**Floorplan**



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

# St. James Road, Marsh Huddersfield,

## Details



### Entrance Hall

A composite door with an arched double-glazed insert opens to the entrance hall, which has laminate style flooring running throughout. It has a ceiling light point, a radiator and an access giving access to the first floor landing.



### Living Room

This spacious room is located at the front of the property and has a dual aspect with uPVC windows to the front and side elevations, providing lovely views over the playing fields and beyond. It has a ceiling light point and a radiator. The focal point of the room is an electric fire, set to a marble hearth with a timber surround.



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### Kitchen Diner

The open-plan kitchen diner is situated at the rear of the property. The kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops, a one-and-a-half bowl stainless steel sink unit with twin taps and brick style tiled splashbacks. The worktops extend to create a breakfast bar area. Integrated appliances include a double oven and hob with canopy style filter hood above, dishwasher and fridge freezer. There is a continuation of the laminate style flooring, a uPVC double-glazed window and a composite door providing access to the rear garden. The room has ceiling downlighting, which continue into the dining area. There is a uPVC double-glazed window providing a pleasant outlook over the rear garden, a radiator and a stone recess to the chimney breast that could be used to house an electric log burner. From the kitchen area, a timber door leads down to the useful cellar/garage area.



### Cellar/Garage Area

This area houses the Ideal central heating boiler and the electric fuse board. There are two useful extra rooms that could be utilised as utility areas and extra storage.



### First Floor Landing

From the entrance hall, a staircase leads up to the first floor landing, where there is a uPVC double-glazed window to the side elevation. There is a ceiling light point, a radiator and access to the following rooms:

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### Bedroom One

This double bedroom is positioned at the front of the property with a uPVC double-glazed window. It has a ceiling light point, a radiator and coving to the ceiling.



### House Bathroom

The bathroom has a white suite comprising a low-level WC, a vanity hand basin with a mixer tap and storage beneath, and a P-shaped bath with a waterfall style shower over. There is vinyl style flooring and appropriate tiling to the walls. The room has ceiling downlighting, an extractor fan, a wall-mounted storage cupboard with a mirror and a chrome ladder style heated towel rail.



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### Bedroom Two

This double bedroom is positioned at the rear of the property and has coving to the ceiling, a ceiling light point and a radiator.



### Bedroom Three

This double bedroom is positioned at the front of the property with a uPVC double-glazed window. It has a ceiling light point and a radiator.



### Bedroom four/Home Office

From the first floor landing, a staircase gives access to the second floor, which has a uPVC double-glazed window to the side elevation. There are two ceiling light points and a radiator.



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### External Details

There is a low maintenance, flagged garden with raised borders and a stone pathway leading to the front door. At the rear, stone steps give access to a predominantly decked garden with fenced and walled borders, and outside security lighting. The rear garden has the benefit of an easterly aspect.



### Tenure

The vendor confirms the property is Freehold.

# St. James Road, Marsh Huddersfield,

Directions

