14 Dudley Road, Marsh, Huddersfield, HD1 4LZ

£185,000

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Situated in the popular area of Marsh, this spacious 3/4 bedroom, mid terraced property offers versatile accommodation which is set over 3 floors, with the added benefit of a subfloor storage space. The property boasts generous room sizes throughout, making it an ideal purchase for the young family, or first time buyers seeking ample living space.

Internally the accommodation briefly comprises of a welcoming entrance hall, spacious reception rooms, fitted kitchen, 4 well proportioned bedrooms which are arranged over the upper floors and a shower room.

Externally the property benefits from gardens to both front and rear.

Conveniently positioned close to a range of local amenities, schools and excellent commuter links. This deceptively spacious home, provides space and practicality within a desirable location.

GROUND FLOOR:

Entrance Porch

With uPVC double glazed windows and a door which leads into the entrance hall.

Entrance Hall

With a central heating radiator and access to the lounge and dining room.

Kitchen

15'3" x 6'11" (4.65m x 2.11m)

With a range of shaker style wall, drawer and base units. There are laminate work surfaces, matching upstands, stainless steel sink and drainer unit, tiled splashbacks, central heating radiator, twin uPVC double glazed windows to the rear elevation and and an external door leads out to the rear garden. Integral appliances comprise of a 5 ring gas hob and oven, with space allocated for a washing machine/or dishwasher, and space for a fridge and freezer.

Dining Room

14'3" x 10'11" (4.34m x 3.33m)

The focal point of the room is a gas fire set within a marble surround and hearth. There is also a central heating radiator, uPVC double glazed window to the rear elevation, stairs leading up to the first floor landing and steps which lead down to a subfloor storage space.

Lounge

13'4" x 12'11" (4.06m x 3.94m)

The focal point of the room is a gas fire set within a fireplace with timber surround. This room also has a uPVC double glazed window to the front elevation and a central heating radiator.

FIRST FLOOR:

Landing

With a central heating radiator, steps lead up to the shower room and a staircase leads up to the second floor.

Bedroom

10'8" max x 11'0" (3.25m max x 3.35m)

With useful built-in wardrobes, a central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom

13'4" x 10'10" (4.06m x 3.30m)

Having a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom

5'11" x 10'3" (1.80m x 3.12m)

With a central heating radiator and a uPVC double glazed window to the front elevation.

Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin with vanity unit under and corner shower cubicle with rainfall shower head and additional hose attachment. There are fully tiled walls, heated towel rail and a uPVC double glazed window to the rear elevation.

SECOND FLOOR:

Attic Room/4th Bedroom

17'2" x 10'10" (5.23m x 3.30m)

With restricted head height, 2 useful storage cupboards into the eaves, central heating radiator and a timber Velux window.

OUTSIDE:

To the front of the property there is a flagged patio area, with pebbledash surround and steps which lead up to the front door. To the rear of the property there is a flagged patio area with paved path to the rear door, another paved area and a low maintenance lawned garden with part walled and part fenced boundaries.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.

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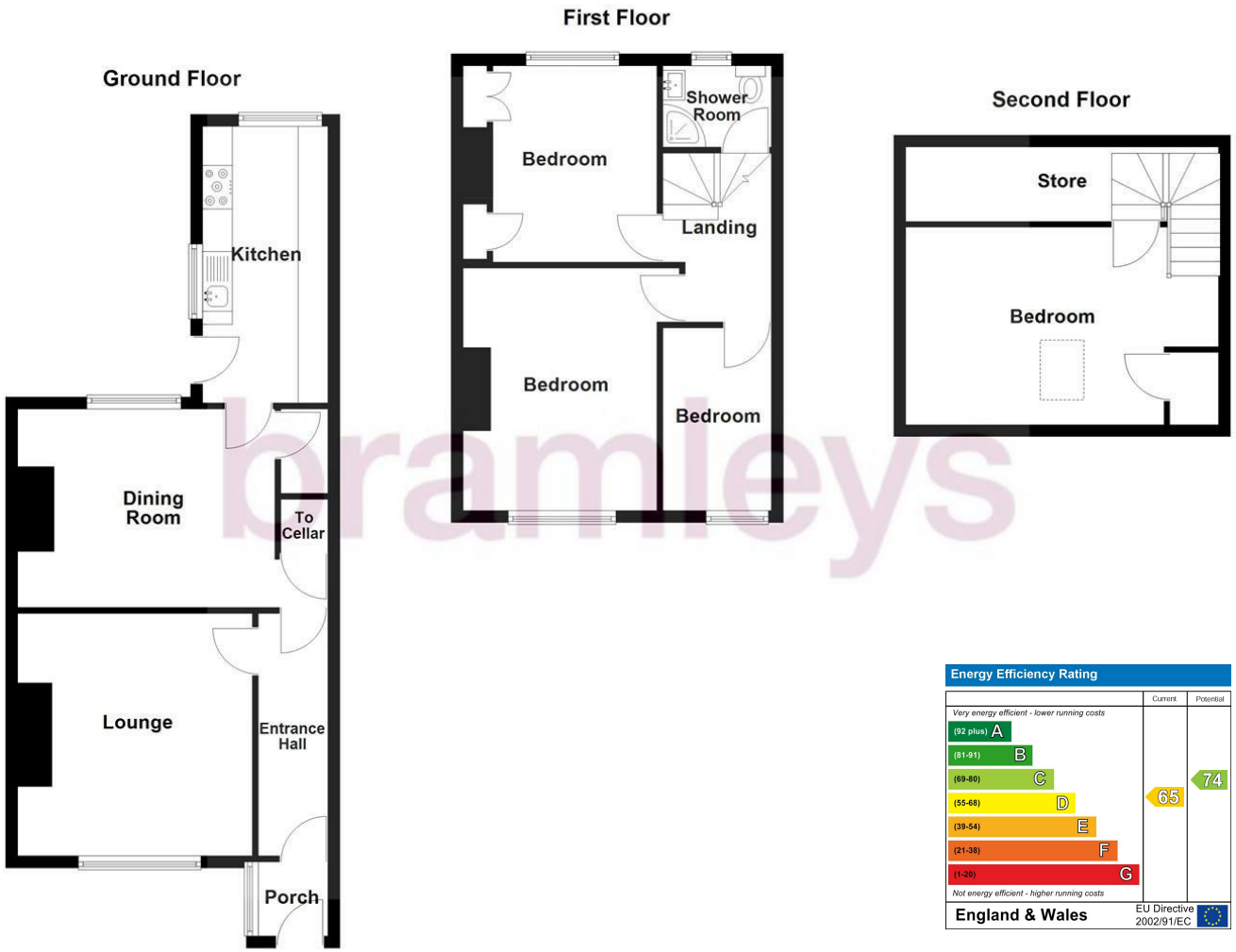

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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

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