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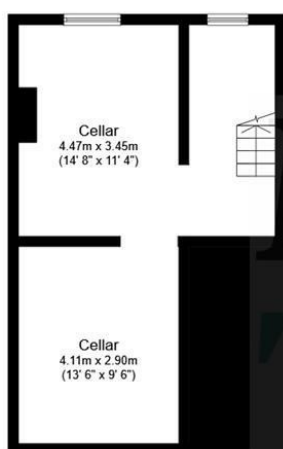
## Clifton Road, Marsh Huddersfield,

**Offers over £240,000**

This spacious, light and bright three double bedroom mid terraced house is located on a pleasant tree lined road, with ease of access to local amenities and near to Greenhead Park and Huddersfield Royal Infirmary. The property extends over the passageway, making the first and top floors larger. Only by an internal inspection can the amount of accommodation be truly appreciated. The accommodation comprises an entrance hallway, good-sized living room, dining kitchen on the ground floor, with useful cellars below. On the first floor, there are two large double bedrooms, a superb house bathroom with a separate double shower cubicle, and a separate WC. From the landing, a staircase rises to the top floor where the third large double bedroom can be found. The property has a gas-fired central heating system, predominantly uPVC double-glazing and a security system. Externally, there rear garden is a main selling feature of the property and enjoys a southerly aspect, with a stone flagged patio and an adjoining level lawn. This property is offered with the advantage of no onward chain.

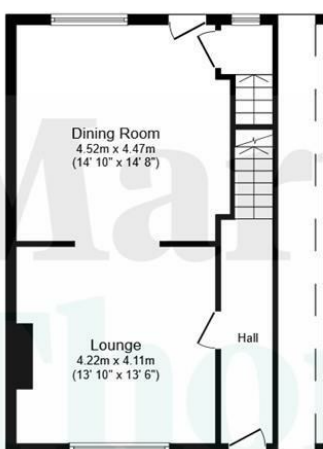
# Clifton Road, Marsh Huddersfield,

## Floorplan



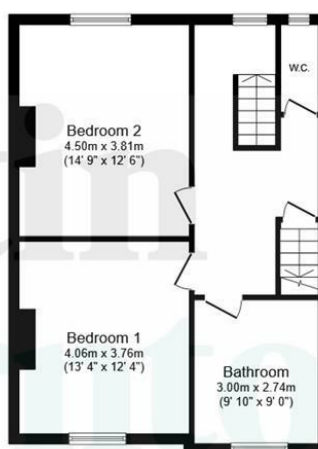
**Lower Ground  
Floor**

Floor area 46.8 sq.m. (504 sq.ft.)



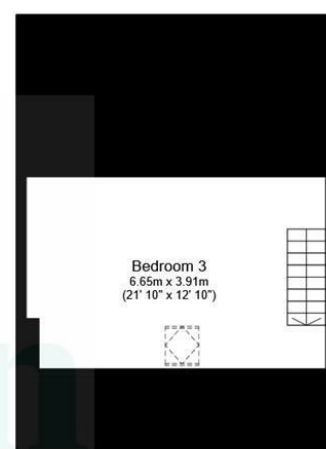
**Ground Floor**

Floor area 54.6 sq.m. (587 sq.ft.)



**First Floor**

Floor area 53.8 sq.m. (579 sq.ft.)



**Second Floor**

Floor area 54.6 sq.m. (587 sq.ft.)

Total floor area: 209.7 sq.m. (2,257 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](http://www.Propertybox.io)

# Clifton Road, Marsh Huddersfield,

## Details



### Entrance Hallway

A uPVC entrance door with an opaque glazed panel above gives access to the wide entrance hallway, which has oak flooring and a staircase rising to the first floor accommodation. There is ceiling downlighting, a radiator and an internal door leading into the living room.



### Living Room

This large reception room is positioned at the front of the property, with a high ceiling and deep cornice coving. It has a living flame contemporary gas fire to the chimney breast. There is a uPVC window to the front elevation and a radiator. A wide archway leads through to the dining kitchen.



# Clifton Road, Marsh Huddersfield,

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### Dining Kitchen

This room can also be accessed from the hallway and is a very spacious room. It has an extensive array of units to high and low levels, with worktops and a one-and-a-half bowl stainless steel sink with a single drainer and mixer tap. The worktops extend to create a breakfast bar and there is plenty of space for a formal dining table. Integrated appliances comprise a five-ring gas hob with a canopy style filter hood above, built-in ovens beneath and a dishwasher. There is housing unit for a freestanding American style fridge freezer and space and plumbing for an automatic washing machine. The room has a high ceiling incorporating downlighting, along with a radiator. To the rear elevation, there is a uPVC window and an external door.



### Lobby

Off the dining kitchen, there is a lobby area with a rear uPVC window and steps leading down to the cellar.

### Cellar

The cellar is the mirror image of the space above and comprises two good-sized rooms. The larger room is positioned at the rear with a uPVC window and houses the boiler for the central heating system. There is a hot and cold water supply and this area could be used as a utility area. The former coal cellar now provides handy storage and has a rear uPVC window.

### First Floor Landing

From the hallway, the staircase rises to the first floor landing, which has spindle balustrading. It is light and bright with neutral decor and an opaque uPVC rear window. The landing has a staircase leading to the top floor and a radiator.



# Clifton Road, Marsh Huddersfield,

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### Guest WC

Off the first floor landing, there is a guest WC which has a white two-piece suite comprising a pedestal wash hand basin and a low-level WC. There is ceiling downlighting, a tiled floor and an opaque rear uPVC window.



### Bedroom One

This large double bedroom is positioned at the front of the property and has a high ceiling and neutral decor. There is plenty of space for fitted or freestanding furniture, a uPVC window and a radiator.



### Bedroom Two

This large double bedroom is positioned at the rear of the property and has a high ceiling and neutral decor. There is plenty of space for fitted or freestanding furniture, a uPVC window and a radiator.



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### Bathroom

The large house bathroom is particularly stylish and extends over the size passageway. It has a large walk-in double cubicle with a tiled interior and an overhead waterfall style shower fitting. There is an air bath with a hand-held shower attachment, a wall-mounted hand basin and a low-level WC. The room has an illuminated mirror, appropriate tiling to the walls, tiling to the floor, ceiling downlighting and a contemporary ladder style radiator. Natural light comes from an opaque uPVC window.



### Top Floor

From the first floor landing, a staircase rises to the top floor, where bedroom three can be found.

### Bedroom Three

This large double bedroom has wall light points and access to useful eaves storage. It has a Velux window, neutral decor and carpeting. There is plenty of space for furniture and a radiator.



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### External Details

In front of the property, there is a low-level perimeter wall and, between heavy stone gateposts, a metal gate. There are coloured slate borders, a level lawn and a decorative pathway. The rear garden is a selling feature of the property and enjoys a southerly aspect, meaning that it can be a real sun trap. It has perimeter walling and fencing, a stone flagged patio, which can also be accessed from the dining kitchen. Adjoining this is a level lawn with raised borders.



### Tenure

The vendor informs us that this property is Leasehold, we await further information.

# Clifton Road, Marsh Huddersfield,

Directions

