



Waverley Terrace, Marsh, HD1
Huddersfield

Offers in the Region of
£145,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Attention first time buyer/investors. An ideal opportunity has arisen to purchase this two bedrooed terraced property in the heart of Marsh and having accommodation over two floors. Benefitting from gas central heating and double glazing

The property briefly comprises of: an entrance vestibule, a living room, a kitchen, a newly tanked out cellar currently providing dry storage, but could be utilised as a utility. To the first floor there is a double bedroom, a single bedroom, a bathroom and a separate toilet.

To the front is a garden with a privet hedge, a pathway to the door and a decorative paved and gravelled garden. To the rear is a new resin driveway laid in 2025, providing off road parking for one car.

Located in the popular location of Marsh and just a short drive to Huddersfield town centre, it is a perfect location to access surrounding cities such as Leeds and Manchester via train or the M62 network. There are a number of good schools within close proximity.

Book your viewing today

Entrance Vestibule

Enter this property via a PVCu door into this useful vestibule with laminate flooring. Access to the living room

Living Room

A living room with laminate flooring. A decorative Victorian fireplace with tiles and wood surround offers an ideal focal point. A PVCu window to the front aspect provides plenty of natural light.

Kitchen

To the rear of the property is the kitchen with vinyl flooring, matching wall and base units and tiled splashbacks. Integrated appliances comprise or an electric oven, a gas hob, an extractor and a stainless steel sink and drainer. There is one free standing space for a washing machine and and a small area for a table. A PVCu window and PVCu door leads out to the rear. Access to the cellar and stairs rising to the first floor accommodation





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Cellar

A useful cellar which was tanked out in 2024 providing dry storage. This cellar could be utilised as a utility as there is lighting, water and electric available.

Landing

Access to both bedrooms, house bathroom and separate WC.

Bedroom One

To the front of the property is a double bedroom with laminate flooring. PVCu window to front aspect.

Bedroom Two

A single bedroom with PVCu window to rear.

House Bathroom

A partially tiled house bathroom with vinyl flooring and comprising of: wash basin and bath with overhead shower.

Separate WV

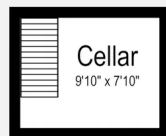
A separate WC with vinyl flooring and PVCu privacy window to the rear

Exterior

To the front of the property is a tarmac pathway leading to the door. There is a decorative gravelled and paved garden to the side with a privet hedge. To the rear is a new resin driveway providing off road parking for one car.

Property Reference - CR1528





HD14LU
Internal - 636R2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.





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