

# MARSH & MARSH PROPERTIES

2 Larchdale, Huddersfield, HD2 2FB

£495,000



Rarely do properties such as this home become available on the open market. A highly sought after location, situated on a private and quiet cul-de-sac, in Fixby, Huddersfield. This home is also offered with the added advantage of being NO CHAIN, with the potential for immediate possession. The house benefits from surrounding gardens to three sides, with a west-facing orientation, ideal to sit out and relax, for children or pets to play in and even ample growing space for those with “green fingers”. There is private parking on the driveway for two cars, with an additional parking space provided by the integral single garage.

From the moment you step inside you will truly get that “at home” feeling. Offered with a neutral style and décor throughout, the property has been well-maintained, offering an opportunity to move in with little work required. This is the perfect property for any growing family, professional couple or anyone looking for a smart and loved home. The property also has solar panels and features ample large double glazed windows, making it light and bright throughout, with a large living room, dining/sitting room, well-appointed dining kitchen, ground floor WC, four good sized bedrooms (one with en-suite and walk-in wardrobe), beautifully presented house bathroom and a boarded loft storage space with pull down ladder.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)

The property benefits from being in a very well-connected location, with the M62 just a 3-minute drive onto junction 24, providing quick access to the major cities of Leeds, Manchester and Bradford. The property is also just a 5-minute drive from Huddersfield town centre offering excellent shops and services and is close to good local schools within a short commute. There are also regular bus services in the surrounding area, providing quick access to local towns, in addition to the excellent train stations in Huddersfield and Brighouse.

With its spacious interior, west-facing surrounding garden and its sought-after residential location, all with the added benefit of being offered with NO CHAIN, an appointment to view is essential.

From the front of the property a composite door opens into the

### HALLWAY

A welcome reception as you step inside the property, the hallway offers a fantastic first impression, with its wood laminate floor, double radiator, central light fitting and cornice to ceiling. It provides more than ample space for coats and shoes.

### LIVING ROOM



This large and spacious living room that offers more than ample space for a three piece suite along with additional furniture. A wall mounted electric fireplace is a central feature for the room and the large, uPVC double glazed, curved bay windows, to the front elevation, bathe the whole room in natural light. It is fully carpeted with two light fittings, a double radiator, cornice to ceiling and a television access point.



From the rear of the living room dual wooden doors open into the

### DINING/SITTING ROOM





This is a fantastic place for either a dedicated dining room, sitting room or snug. The room is currently utilised as a sitting/music room and features a carpeted floor, central light fitting, cornice to ceiling, uPVC double glazed window to the rear elevation and single radiator.

From the dining/sitting room a wooden door opens into the

### DINING KITCHEN



The large "L" shaped dining kitchen offers an ideal central communal space for the whole family or the perfect place to entertain. The room is bathed in natural light with its three uPVC double glazed windows to the rear and side elevations. A uPVC

double glazed door, to the rear elevation, offers access directly into the gardens. One side of the room offers a large space for a family dining table. The kitchen has feature recycled glass work surfaces to three walls and extends into the centre of the room creating ample work space, all with over or under counter cupboards and drawers. With space for a cooker unit, it is equipped with extractor hood, plumbing for both a dishwasher and a washing machine, and has a large under stairs pantry storage space, double radiator, under cupboard lighting, multi-directional ceiling spotlights, space for a fridge, 1 ½ stainless steel sink with a stainless steel mixer tap.



From the hallway a wooden door opens into the

### WC



A useful addition to the property offering ground floor facilities, with a vinyl floor, cupboard storage space, vanity inset washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, central light fitting and a chrome towel radiator.

From the hallway a carpeted staircase leads up to the

### LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

### BEDROOM 1



A large and spacious master bedroom that offers more than ample space for a king sized bed along with additional bedroom furniture. The room also benefits from a wall length set of fitted wardrobes to one side offering ample additional storage space, a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and double radiator.



### BEDROOM 2



Another generous bedroom that also offers ample space for a king sized bed along with additional bedroom furniture. The room also features a walk-in-style wardrobe creating extra storage space, a carpeted floor, uPVC double glazed window to the side elevation, single radiator and a central light fitting.

From bedroom 2 a wooden door opens into its

### EN-SUITE

A neatly laid out en-suite shower room featuring a vanity inset washbasin, low flush toilet, corner shower cubicle, frosted uPVC double glazed

window, laminate floor, tiled walls, spotlights, extractor fan and a chrome towel radiator.



From the landing wooden doors open into

### BEDROOM 3



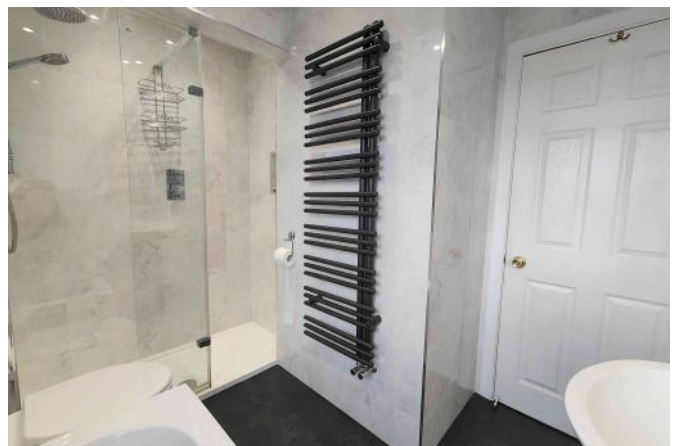
A large third bedroom, currently used as an office, that could easily house a king sized bed. It has two single wardrobes, a carpeted floor, single radiator, uPVC double glazed window to the rear elevation and a central light fitting. A loft hatch that features a pull down metal ladder leads into a boarded loft with electric lighting that offers additional storage space.

### BEDROOM 4



A generous fourth bedroom, perfect for a guest bedroom or child's room, with a carpeted floor, single radiator, uPVC double glazed window to the rear elevation and a central light fitting.

### BATHROOM



A beautifully presented house bathroom that is offered with a modern style and décor that makes excellent use of the space on offer. It has a panel bath, alcove inset walk-in style shower, a suspended toilet with hidden cistern, suspended washbasin, laminate flooring, tiled walls, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights and a towel radiator.



all bordered by wooden fences and hedges. The garden is an ideal place to sit back and relax or for children and pets to play, owing to its enclosed and gated nature.



## GARDENS



The property features sizable, west facing, wrap around gardens to three sides of the property, with lawns, flowerbeds, patio seating areas, raised vegetable beds, a greenhouse and a decked seating area. Decorated with ponds, trellises and





### **GARAGE & PARKING**

To the front of the property there is a tarmac driveway with parking area for two cars.

A gated section with lawn and flagged area could be utilised for additional parking for 2 cars or a campervan.



At the top of the tarmac driveway there is an integral single garage offering additional secure parking space.

### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating and solar panels.

### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

### **LOCATION**

What3words: [///wheels.good.intent](https://www.what3words.com/#!/wheels.good.intent)

Google Plus Code: M6F7+W2H Huddersfield

For sat nav users the postcode is: HD2 2BF

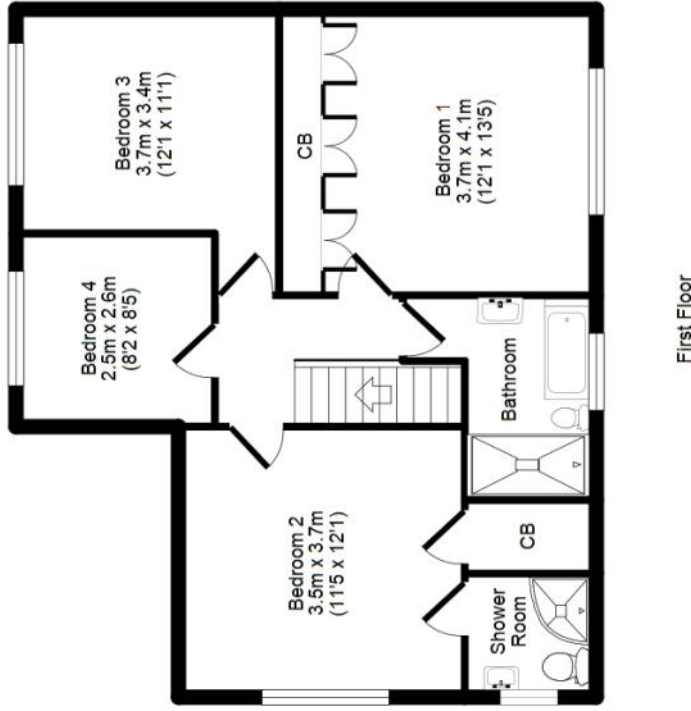
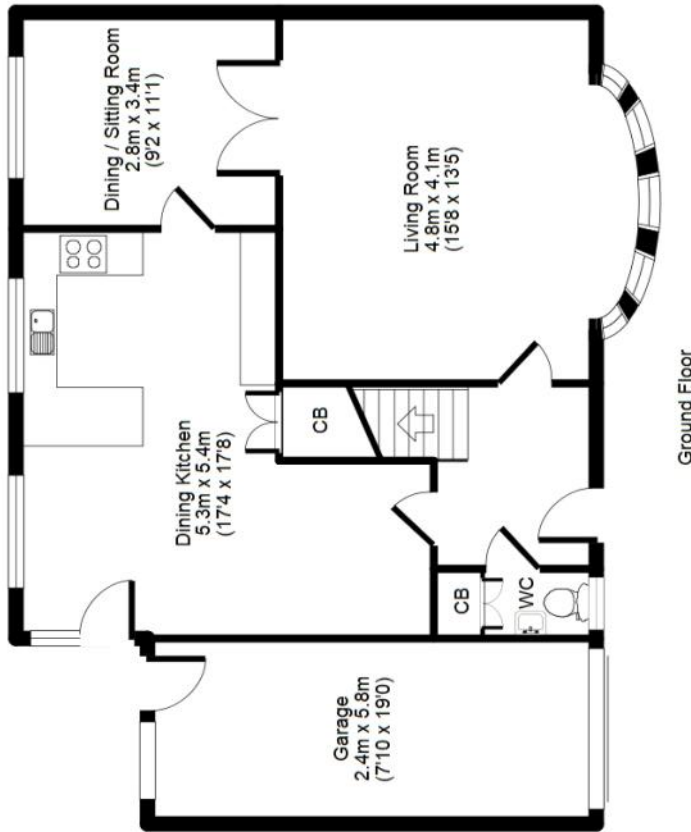
### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative

purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 136 sq. m / 1461 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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