



**Smiths Avenue, Marsh Huddersfield HD3 4AP**



**welcome to**

**Smiths Avenue, Marsh Huddersfield**

A well-presented home offering three good-sized bedrooms, a spacious lounge, and a fitted kitchen with electric hob and oven. With gardens to the front and rear. this property is ideal for comfortable village living.



## **Entrance Hall**

## **Lounge**

13' 11" into recess x 14' 7" ( 4.24m into recess x 4.45m )

## **Kitchen**

17' 9" x 7' 10" ( 5.41m x 2.39m )

## **Landing**

## **Bedroom One**

11' 7" x 8' 7" ( 3.53m x 2.62m )

## **Bedroom Two**

13' 4" x 11' 8" into recess ( 4.06m x 3.56m into recess )

## **Bedroom Three**

9' 4" x 9' into recess ( 2.84m x 2.74m into recess )

## **Bathroom**

## **External**

Summerhouse and access into cellar.

## **Agents Note**

There is an easement on the title. Your conveyancer can take the necessary steps to advise



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welcome to

## Smiths Avenue, Marsh Huddersfield

- Three good-sized bedrooms
- Spacious and inviting lounge
- Well-equipped kitchen with electric hob & oven and integrated cupboards
- On Street Parking with the possible for driveway parking subject to relevant permissions
- Gardens to both the front and rear

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF119011 - 0004

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