

martin-thornton.com

01484 508000



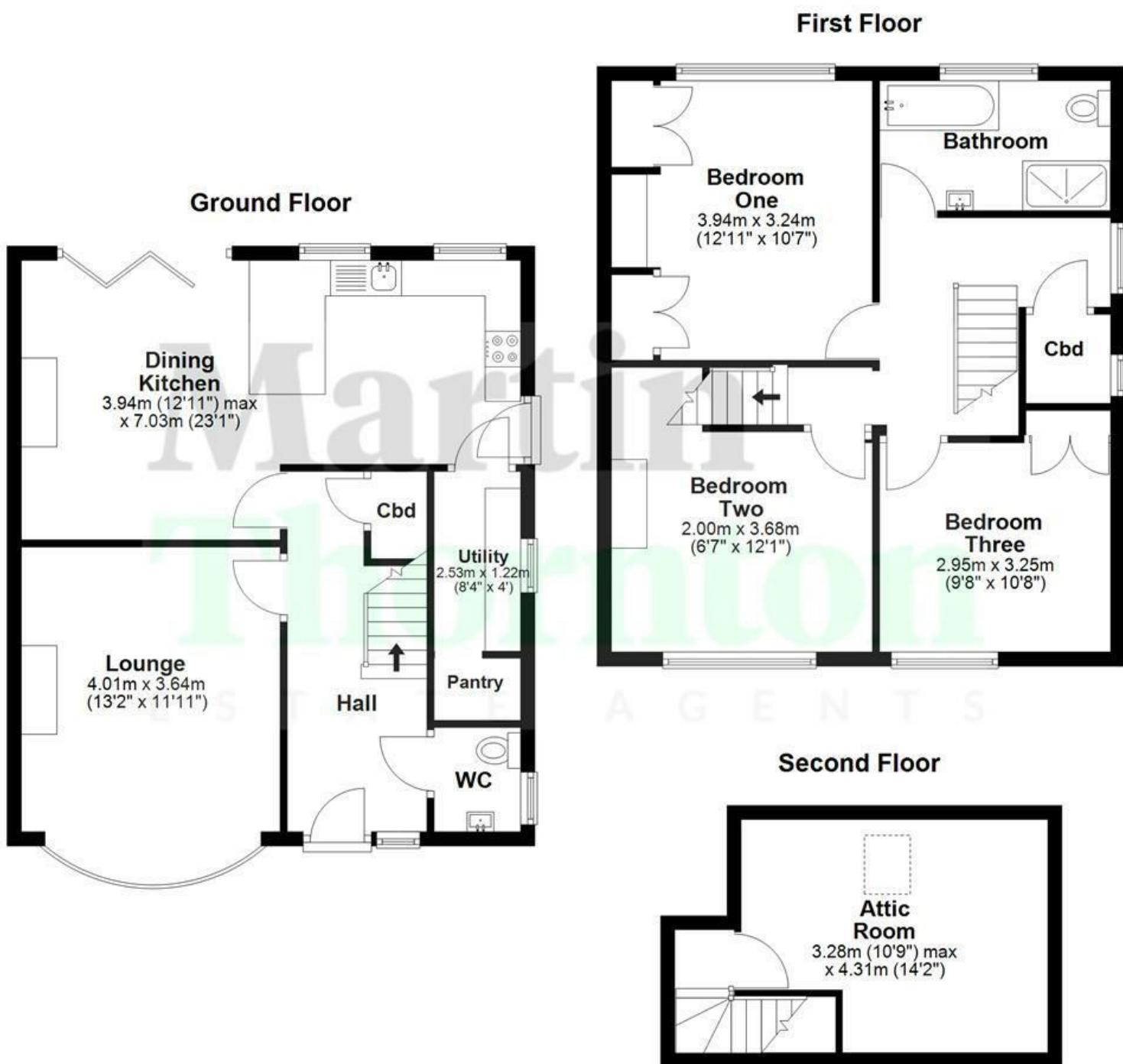
**Lawrence Road, Marsh
Huddersfield,**

Offers over £375,000

Only by an internal inspection can one appreciate the deceptively spacious nature of this well-appointed three/four-bedroom semi-detached family home. It has been improved and enjoyed over the last fifteen years by the current owners and provides a combination of original character and modern refinement. It is conveniently situated within walking distance of Greenhead Park, with bowling greens, tennis courts and a weekly park run. The accommodation comprises an entrance hall, cloakroom/WC, under stairs cloakroom cupboard, living room with feature bay window, dining kitchen with utility and walk-in pantry to the ground floor. To the first floor, there are three good-sized bedrooms and a modern house bathroom. A staircase leads to the attic room/bedroom, which is currently utilised as a home office. The property benefits from a gas-fired central heating system and is predominantly uPVC triple-glazed. Externally, there is a lawned garden to the front of the property and a tarmac driveway providing ample parking. At the rear, there is a substantial brick, stone fronted garage/workshop, along with a raised area of decking and a good sized lawn with walling and fencing.



Floorplan



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.



Entrance Hall



A timber and double-glazed leaded door opens to the entrance hall, where there is a lovely oak style floor, along with coving to the ceiling, a picture rail, two ceiling light points and a radiator. There is a useful under stairs cloakroom cupboard with hanging hooks, and a balustrade and spindle staircase rises to the first floor.

Cloakroom WC



The modern white suite comprises a vanity wash hand basin, with a chrome monobloc tap and quality storage cupboards and drawers beneath, and a low-level WC. The walls are part tiled, along with timber panelling to dado height. There is coving to the ceiling, a ceiling light point, an extractor fan and a radiator. A uPVC window provides additional light from the side elevation.

Living Room



This spacious reception room is positioned at the front of the property and enjoys lots of light from a walk-in splayed uPVC triple-glazed window. The windows have been reclaimed from the original leaded lights. There is coving to the ceiling, a ceiling light point, various power points and two radiators. The focal point of the room is an Adam style fire surround, with a tiled insert and marble hearth.

Dining Kitchen



Acting as the hub of this lovely family home, the dining area enjoys a continuation of the oak style flooring. The dining area has a set of folding uPVC double-glazed doors and windows overlooking the raised decking and beyond. There are fitted cupboards and shelving to the alcove. The kitchen area has a good-sized timber breakfast bar adjoining the worktops. There is a gas cooker point, along with plumbing for a dishwasher, an inset one-and-a-half bowl sink unit and housing for a built-in Samsung fridge freezer. Natural light comes from the rear elevation from several leaded double-glazed windows, and the ceiling incorporates inset downlighting. There is a timber and leaded double-glazed access door. A further door leads into the utility.



Utility

This room has worktops, plumbing for an automatic washing machine, venting for a tumble dryer and fitted shelving. Additional light comes from the side elevation via a uPVC window. This room is home to the Alpha central heating boiler. There is a built-in pantry with shelving, home to the electric consumer unit.

First Floor Landing



From the entrance hall, a staircase rises to the first floor landing, which enjoys light from the side elevation via uPVC triple-glazed leaded windows. There is coving to the ceiling, a ceiling light point and a useful walk-in laundry room with fitted shelving, oak style laminate flooring, a radiator and a uPVC window to the side elevation.

Bedroom One



This good-sized double bedroom enjoys a lovely outlook over the rear garden and beyond via several uPVC leaded windows. It has wall-length fitted wardrobes with hanging rails and shelving, drawers and a dressing area with a mirror. There is coving to the ceiling, a ceiling light point, power points and a radiator.

Bedroom Two



This double bedroom is positioned at the front of the property and has triple-glazed uPVC leaded windows allowing natural light. It has coving and spotlights to the ceiling, fitted cupboards to the alcove, power points and a radiator.



Details

Bedroom Three



This double bedroom is positioned at the front of the property and has triple-glazed uPVC leaded windows allowing natural light. It has useful walk-in under stairs storage, coving to the ceiling, a ceiling light point, power points and a radiator.

House Bathroom



Having a modern white suite comprising a low flush W/C, wall hung vanity hand basin with underneath storage and mixer tap over, a panelled bath with twin taps and a walk-in shower cubicle home to an electric shower. There is a tiled floor with contrasting tiled walls, ceiling light point and uPVC double glazed window to the rear elevation, and a chrome ladder-style heated towel rail.

Attic Room/Bedroom Four



From the first floor landing, a staircase rises to the attic room/bedroom four. This most useful room has been used as a bedroom but is currently utilised as a home office. It has built-in storage cupboards, along with exposed beams to the ceiling, power points, a ceiling light point, downlighters and a radiator. Natural light comes from three Velux double-glazed windows.

External Details



At the front of the property, there is a lawned garden with mature shrubbery, and fenced and walled boundaries. A tarmac driveway provides ample parking, and a timber panelled fence with a gate leads along the side of the property to the rear. At the rear, there is a good-sized fenced and walled, lawned garden, with an area of raised decking also accessible from bi-folding doors in the dining kitchen. At



the foot of the garden, there is a further area of raised decking, mature shrubbery and raised borders.

Garage

The large tandem style garage has power, light and twin doors, with separate access doors and several windows. This area is currently used as a workshop and for storage.

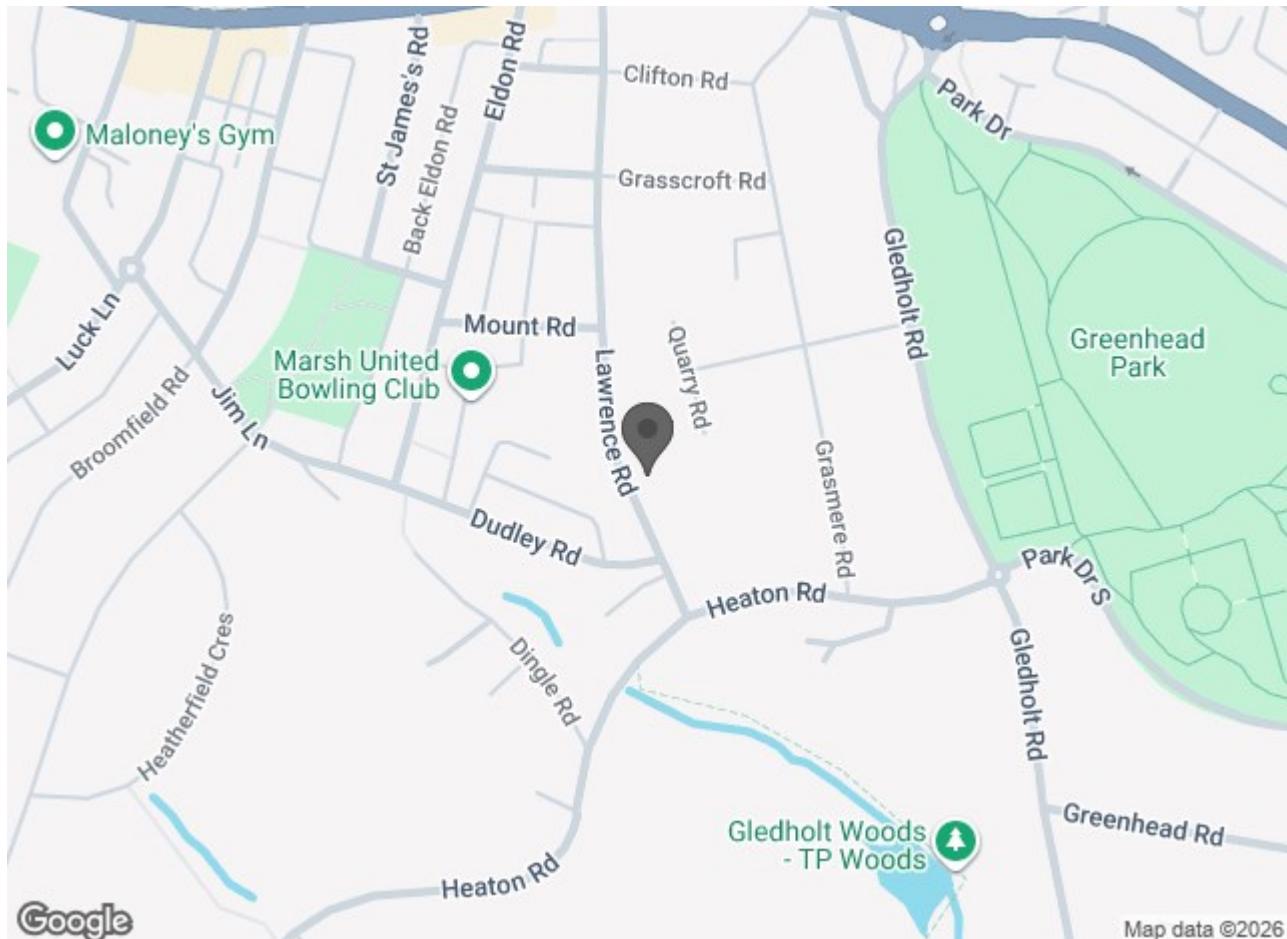
Tenure

The vendor informs us that the property is freehold.

Lawrence Road, Marsh Huddersfield,



Directions



Martin
Thornton
ESTATE AGENTS

martin-thornton.com
01484 508000