

# MARSH & MARSH PROPERTIES

10 Fir Road, Marsh, Huddersfield, HD1 4JE

£185,000 OIRO



This well presented, three bedroomed, stone built, end-of-terrace, property is situated on a quiet street in Marsh on the outskirts of Huddersfield. A fantastic property for any first time buyer, property investing landlord or anyone looking for a charming home. The property is also offered with the added advantage of being NO CHAIN, offering the potential for a swift sale. The house features lawned gardens, to the front elevation, that create a charming kerb appeal. To the rear is a generous lawned and patio garden, all enclosed by wooden fence, creating the ideal place to sit back and relax. To the side of the rear garden is a driveway, which leads to a single garage, offering private parking.

Internally the property offers a generous amount of space throughout, all presented with a modern décor, which creates the opportunity for you to put your own stamp into your new home. With its open and spacious living room, open plan dining kitchen, three good sized bedrooms (two offering ample space for a king sized bed) and house bathroom. Just step inside and you will immediately notice the fantastic potential on offer.

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

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Its location offers ideal access to local transport routes and bus services, as well as being just ten minutes' drive from junction 23 of the M62 motorway - offering quick and easy access to the major cities of Leeds and Manchester. Huddersfield train station is just 1.5 miles from the property offering fantastic rail connections to all local areas. The house is within easy access of local schools as well as ample surrounding amenities.

With so much potential on offer, all for a realistic asking price and offered with the added advantage of NO CHAIN, an appointment to view is essential in order to fully appreciate this smart and welcoming home.

From the front of the property a uPVC double glazed door opens into the

### HALLWAY

An open and stylish entrance hallway that offers a fantastic first impression as you step inside the property. With a wood laminate floor and central light fitting.

From the hallway a wooden door opens into the

### LIVING ROOM



A large and spacious living room that offers ample space for a three piece suite along with additional furniture. A large uPVC double glazed bay window, to the front elevation, bathes the whole room in ample natural light. With a wood laminate floor, single radiator, cornice to ceiling, central light fitting and a television access point.



From the hallway a wooden door opens into the

### DINING KITCHEN



Another large and spacious communal area, the dining kitchen offers the ideal place for family meals or entertaining. The dining area offers plenty of room for a large family dining table and benefits from additional storage space with an alcove inset cupboard. The kitchen is set to one side of the room with two sets of laminated work surfaces and features over or under counter cupboards and drawers. A uPVC double glazed door offers access to the rear garden and two uPVC double glazed windows bathe the whole room in natural light. With a wood laminate floor, single radiator, two central light fittings, integrated hob, integrated cooker, extractor hood, space for a fridge/freezer, plumbing for a washing machine and a stainless steel sink with stainless steel mixer tap.



### LANDING

With a carpeted floor, loft access hatch, bulk head cupboard storage space and a central light fitting.

From the landing wooden doors open into

### BEDROOM 1



A rather large and spacious master bedroom that can easily accommodate a king sized bed along with additional bedroom furniture. The master bedroom benefits from views overlooking the gardens, to the rear elevation, from its uPVC double glazed window. With a carpeted floor, single radiator, cornice to ceiling and two central light fittings.



### BEDROOM 2



Another fantastic sized bedroom that could accommodate a king sized bed along with additional furniture. This room also features a traditional cast-iron fireplace that creates an ideal central focal point for the room. With a carpeted floor, single radiator, uPVC double glazed window to the front elevation, cornice to ceiling and two central light fittings.



From the hallway a carpeted staircase leads up to the

### BEDROOM 3

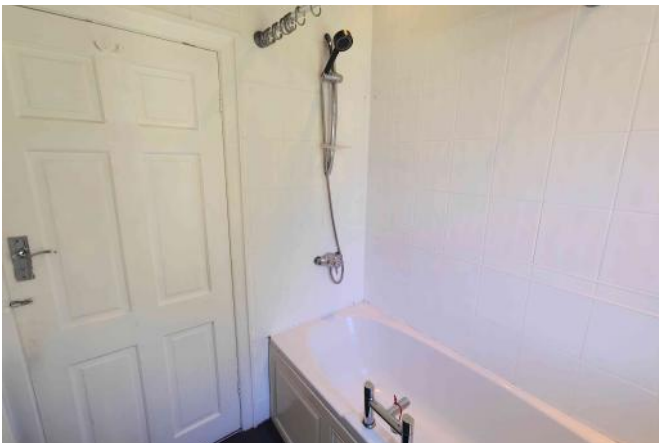
An ideal guest room, work from home office space

or child's bedroom; with a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the front elevation.



To the rear of the property are the fenced and gated patio and lawned gardens. The elevated nature of the garden makes the rear patio a real sun trap, ideal to sit back and relax.

## BATHROOM



A neatly laid out house bathroom that features a panel bath, over bath shower, low-flush toilet, pedestal washbasin, vinyl floor, tiled splashbacks, central light fitting and a frosted uPVC double glazed window to the rear elevation.

## GARDENS

To the front of the property are the elevated and lawned gardens that offers a charming kerb appeal for the property and a welcoming reception.





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.

### **PARKING**

To the side of the rear garden is a flagged driveway that leads up to a single garage offering an 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.

### **TO VIEW**

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

### **LOCATION**

What3words: [///relax.tulip.trace](https://www.what3words.com/relax.tulip.trace)

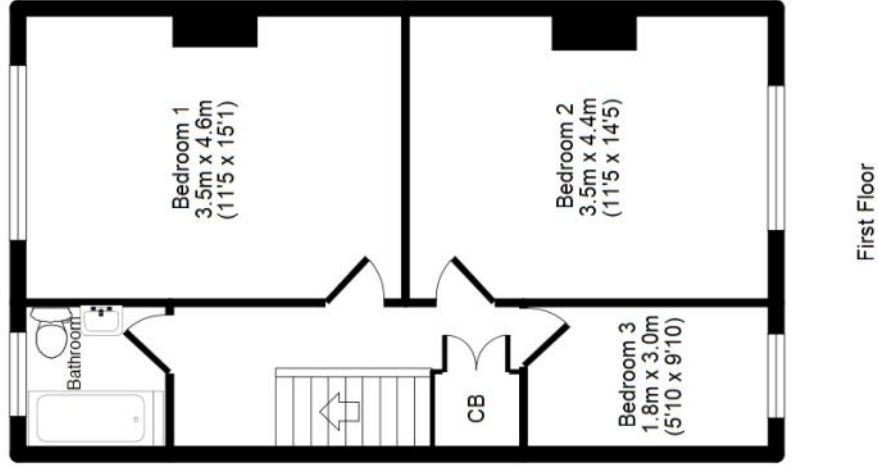
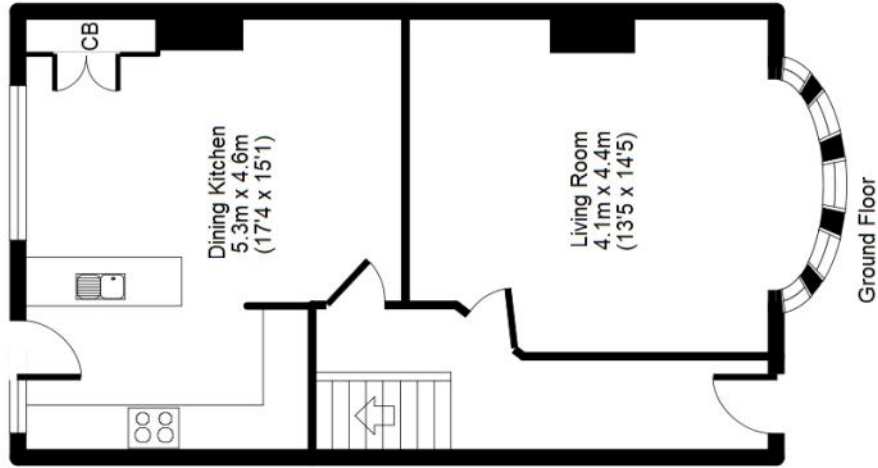
Google Plus Code: J5VR+W5R Huddersfield

For sat nav users the postcode is: HD1 4JE

### **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.

# 10 Fir Road, Marsh, Huddersfield, HD1 4JE



APPROX GROSS INTERNAL FLOOR AREA: 97 sq. m / 1042 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. All images and dimensions are not intended to form part any contract or warranty.

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