

MARSH & MARSH PROPERTIES

306 Vicarage Road, Longwood, Huddersfield, HD3 4HS

£150,000



****ATTENTION TO ALL FIRST TIME BUYERS, YOUNG OR PROFESSIONAL COUPLES****
This deceptively spacious, mid-terrace family home has three bedrooms where the third is a very good size single room, along with a large attic which can comfortably house two beds if required. Without too much work, the attic could be modified to building regulations to make this a legal fourth or Master bedroom. There is also a large basement which could easily be developed for further living accommodation. In brief comprises of; entrance hall, lounge and the dining kitchen are all to the ground floor. To the lower level is a large basement that is ideal for a conversion. Three bedrooms and the house bathroom are to the first floor and a large, converted attic room to the second floor. Externally are gardens to both the front and rear elevations.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE HALL

A spacious hallway which is accessed via a UPVC door. Original coving, radiator and provides access to the main staircase.

LIVING ROOM 3.7 x 4.0m (11'11 x 13'1)



An inset living flame, coal effect gas fire has a wood surround, radiator, original coving and a UPVC window with views.

DINING KITCHEN 4.6 x 3.8m (15'1 x 12'5)



This modern fitted kitchen boasts a wide range of wall and base units that provide an abundance of storage space. There is a double stainless steel sink with a chrome mixer tap which is further complemented by the splash back tiling.

Integrated appliances include a fridge, freezer, and a dishwasher along with a built-in electric oven and a five ring gas hob which is nestled neatly within the chimney breast and has a cooker extractor fan above. Completing the room to a high spec are the ceiling spotlights, designer radiator and floor tiles. There is access to the basement and a UPVC rear window and door.



BASEMENT 4.6 x 4.8m (15'1 x 15'8)

Without any doubt, this room can easily be developed into a useable living space if required. There is a radiator and a UPVC window. The Worcester Bosch boiler was installed in 2017 and comes with a full service history.

LANDING

The staircase leads up from the entrance hall and continues to the attic.

BEDROOM ONE 3.0 x 3.3m (9'8 x 10'11)

A double room with a radiator, wood floor, feature cast iron fireplace and a UPVC window with views.



BEDROOM THREE 2.0 x 3.8m (6'4 x 12'5)



This is a generous size single room with a UPVC window.



BATHROOM

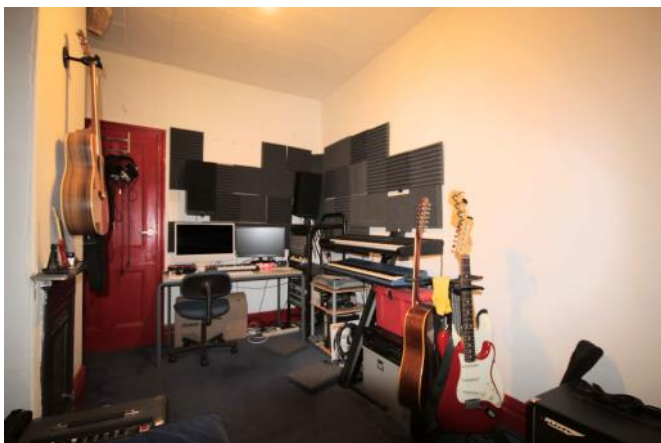


BEDROOM TWO 2.7 x 3.8m (8'8 x 12'5)



A white three piece suite comprises of a bath with a chrome mixer tap with a shower head, low flush toilet and a pedestal sink. The walls are part tiled, radiator and a UPVC window.

ATTIC 4.7 x 5.2m (15'5 x 17'2)



A double room with a feature cast iron fireplace, radiator and a UPVC window.



With easy changes this could be developed into a legal fourth bedroom or even a master bedroom with an En-suite shower room if desired. This is a large room which can comfortably house two

large beds. The floor is the original exposed floorboards and there is a large Velux window.



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.

EXTERNAL



There are gardens to both the front and rear of the property.



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

306 Vicarage Road, Longwood, Huddersfield, HD3 4HS



APPROX GROSS INTERNAL FLOOR AREA: 126 sq. m / 1354 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.

(c) Marsh and Marsh Properties