



44 Brougham Road

Marsden, Huddersfield, HD7 6BJ

O.I.R.O £170,000

A surprisingly spacious three bedroom end terrace cottage in the heart of Marsden just a few minutes walk from all the local amenities including rail station. The accommodation briefly comprises entrance lobby, lounge, kitchen, large basement, two first floor bedrooms and a bathroom as well as a loft master bedroom with ensuite. Gas central heating, double glazing and rear garden. NO CHAIN.



# 44 Brougham Road

Marsden, Huddersfield, HD7 6BJ



- SPACIOUS THREE BEDROOM TERRACED HOUSE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CENTRAL VILLAGE LOCATION
- MASTER BEDROOM WITH ENSUITE
- ACCOMMODATION OVER THREE FLOORS PLUS LARGE BASEMENT
- LOW MAINTENANCE REAR GARDEN

## Entrance

## Lounge

13'10" x 4'7" (4.22m x 1.40m)

## Kitchen

14'8" x 6'10" (4.47m x 2.08m)

## Cellar

16'11" x 14'11" (5.16m x 4.55m)

## First Floor Landing

## Bedroom 3

14'10" x 6'10" (4.52m x 2.08m)

## Bedroom 2

15'0" x 9'7" (4.57m x 2.92m)

## Bathroom

7'0" x 6'7" (2.13m x 2.01m)

## Loft Bedroom

16'4" x 12'2" (4.98m x 3.71m)

## Ensuite

6'10" x 5'4" (2.08m x 1.63m)

## Entertaining Garden

## Note



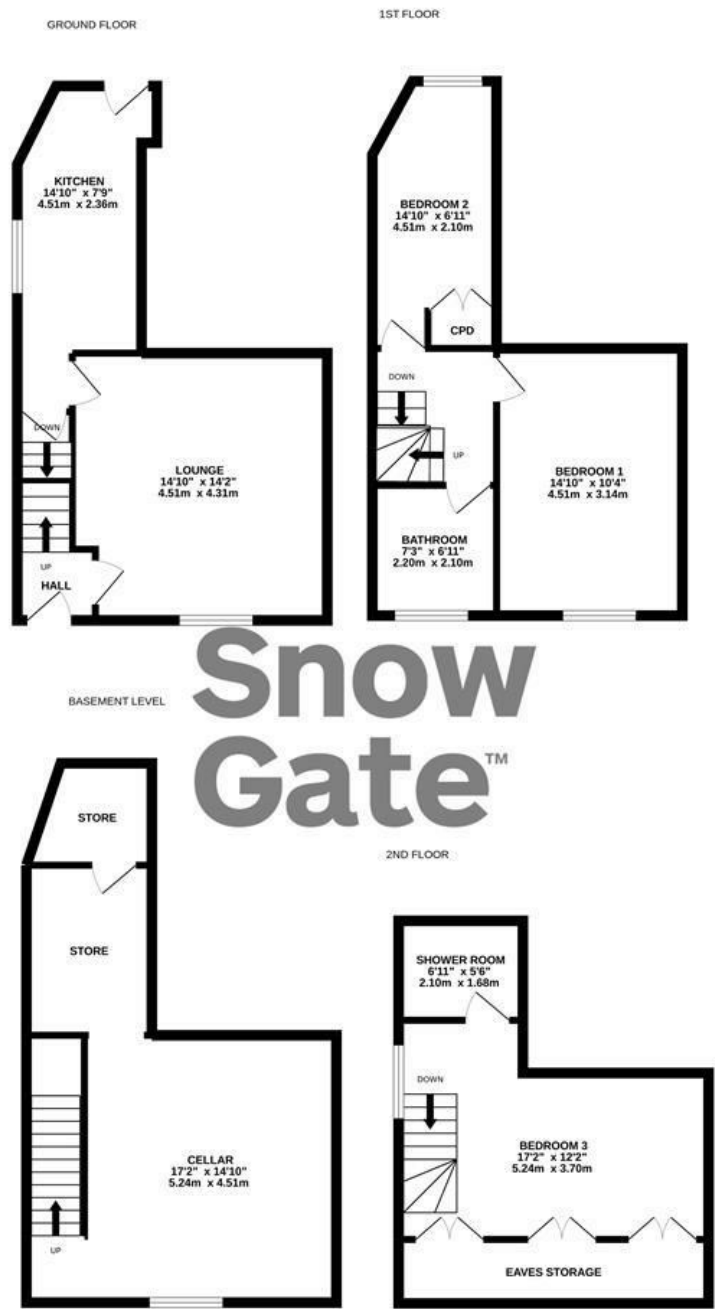
## Directions

Heading along Manchester Road away from Huddersfield, take a right onto Brougham Road adjacent where Meltham Road adjoins Manchester Road, before reaching Marsden Centre.



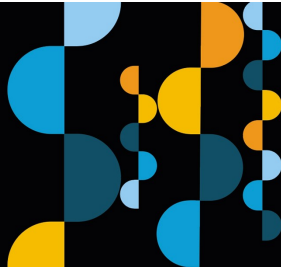
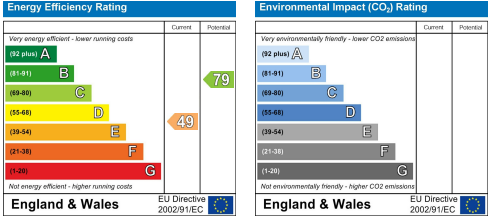


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Estate  
agency  
done  
properly

Snow  
Gate™

**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800  
**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801  
[snowgate.co.uk](http://snowgate.co.uk)