



42 St. James Road, Marsh, Huddersfield, HD1 4QA
£205,000

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This superb mid-terrace house is well presented throughout, with stylish decor and quality fixtures and fittings. Boasting two well-proportioned bedrooms, a modern three piece bathroom and fitted kitchen, ideal for those requiring a property they can move straight into.

An entrance vestibule leads into the lounge which has a feature gas stove and the kitchen is equipped with a range of units and integrated appliances along with a breakfast bar and French doors which lead out to the patio garden. The property has a versatile additional room off the kitchen which could be utilised as a dining space, study or storage/utility space as required. The character of the home is enhanced by elegant ceiling roses and covings, adding a touch of traditional charm to the contemporary decor. There is also OFF ROAD PARKING provided by the 28ft TANDEM DOUBLE GARAGE together with gardens to front and rear.

Conveniently located, the property is within easy reach of the amenities in both Marsh and Lindley and has good access to the M62 motorway network.





GROUND FLOOR:

Entrance Vestibule

A composite entrance door gives access to the entrance vestibule which has a central heating radiator and staircase rising to the first floor.

Lounge

13'2 x 11'11 (4.01m x 3.63m)

This welcoming reception room has feature coving and ceiling rose. There is a gas stove set with timber mantle set within the chimney breast, a central heating radiator and uPVC double glazed window to the front elevation.

Breakfast Kitchen

14'10 x 9'10 (4.52m x 3.00m)

This lovely light and airy kitchen has a range of wall and base units with working surfaces over and sink unit. Integrated appliances include dishwasher, washing machine and gas hob with stainless steel extractor hood over. There is space for a tall fridge freezer and a large breakfast bar together with a central heating radiator. The kitchen has laminate flooring and uPVC double glazed French doors which lead out onto the rear patio garden.



Dining Area/Study

11'11 x 5'7 (3.63m x 1.70m)

This versatile room has laminate floor, an electric heater and two uPVC double glazed windows. This space would make an ideal study area or dining space.

FIRST FLOOR:

Landing

Solid wood doors give access to the bathroom and bedrooms and there is access to the loft via a pull down ladder. The loft houses the central heating boiler.

Bedroom 1

14'11 max into alcove x 13'3 (4.55m max into alcove x 4.04m)

This sizeable double room has two uPVC double glazed windows to the front elevation, ceiling coving and rose and a central heating radiator.

Bedroom 2

10'0 x 8'11 (3.05m x 2.72m)

This second room is situated to the rear and has a central heating radiator and uPVC double glazed window.

Bathroom

The bathroom has part tiling and part tongue and groove to the walls. The suite comprises a high flush wc, pedestal wash hand basin, bath with overhead shower head and mixer tap shower attachment. There is tiling to the walls, a tall column style radiator and uPVC double glazed window to the rear elevation.

OUTSIDE:

At the front is a gated garden with central blocked paved area with planted borders. The rear flagged patio provides a private space to sit out and there is a further gate at the back of the plot which gives access to the 28ft tandem double garage. The garage has a rear personal door accessed from the garden, internal power and lighting. Permit parking to front.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Trinity Street (A640) and continue to the roundabout at Marsh. Continue on the main road and after a short distance turn left onto St James' Road where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

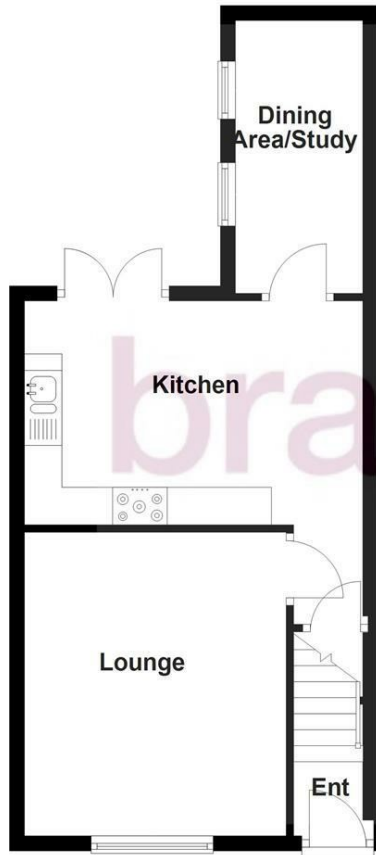
VIEWINGS:

Please call our office to book a viewing on 01484 530361.



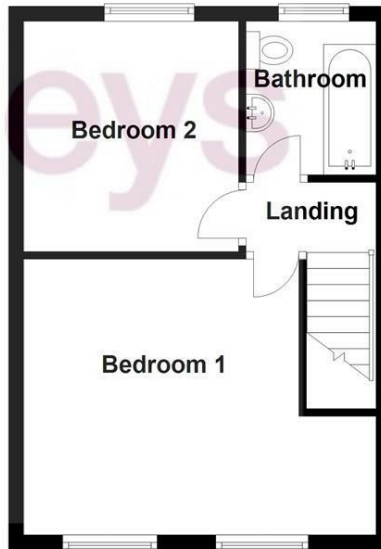


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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