



162 Broomfield Road, Marsh, Huddersfield, HD1 4QG

£199,950

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This immaculately presented semi-detached property offers well maintained accommodation and is ready to move straight into, ideal for a first-time buyer or young family. Featuring an entrance vestibule, comfortable lounge with bay window and fitted dining kitchen with integrated appliances and French doors to the rear garden. At first floor there are two well proportioned double bedrooms with the master having fitted wardrobes, and a modern three piece bathroom. Providing gas fired central heating, uPVC double glazing and security alarm. Externally, there are gardens to both the front and rear together with a garage.

Offered for sale with no vendor chain and close to local amenities and convenient access to motorway links, making it ideal for those commuting or seeking a property convenient for Huddersfield town centre.



## GROUND FLOOR:

A solid wood entrance door gives access to the property.

### Entrance Vestibule

With a staircase rising to the first floor and a central heating radiator.

### Lounge

13'2" max x 11'10" (4.01m max x 3.61m)

This cosy reception room enjoys lots of natural light from the large bay window with fitted blinds to the front. There is also a fireplace surround with electric fire point, wall light points and a central heating radiator.

### Dining Kitchen

14'11" x 10'9" (4.55m x 3.28m)

This lovely bright and spacious kitchen is fitted with a range of wall and base units with working surfaces over and a sink unit with mixer tap. Integrated appliances include a fridge, freezer, slimline dishwasher, electric hob, oven, extractor hood and washer/dryer. The kitchen also has laminate flooring, a central heating radiator and a uPVC double glazed window. French doors lead out to the rear garden.



## FIRST FLOOR:

### Landing

The landing has a leaded feature window to the side and access to the loft.

### Bedroom 1

12'10" min / 15'0" max x 10'0" excluding wardrobes (3.91m min / 4.57m max x 3.05m excluding wardrobes)

A spacious double room which has fitted wardrobes, built-in storage within the bulkhead and a uPVC double glazed window with fitted blinds.

### Bedroom 2

11'10" x 9'0" (3.61m x 2.74m)

Another great double room with a central heating radiator and a uPVC double glazed window.

### Bathroom

A modern 3 piece suite comprising of a bath with shower attachment over and shower screen, wash hand basin and low flush WC. There is also a chrome ladder style radiator, extractor fan, wall mounted toiletry cupboard and a uPVC double glazed window.



### OUTSIDE:

There is a gated and walled garden to the front which has a lawn and planted borders. To the side is a built-in store (under staircase) and a further gate which gives access to the rear. The enclosed rear garden comprises of a lawn, with flowerbeds, a gravelled section and mature shrubs. To the conclusion of the garden, there is a garage for off road parking or storage.

### 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 and proceed straight ahead at the roundabout into Westbourne Road. After a short distance turn left into Broomfield Road and proceed along. The property will be found on the right hand side, shortly before the turning for Link Road.

### TENURE:

Freehold

### COUNCIL TAX BAND:

B

### MORTGAGES:

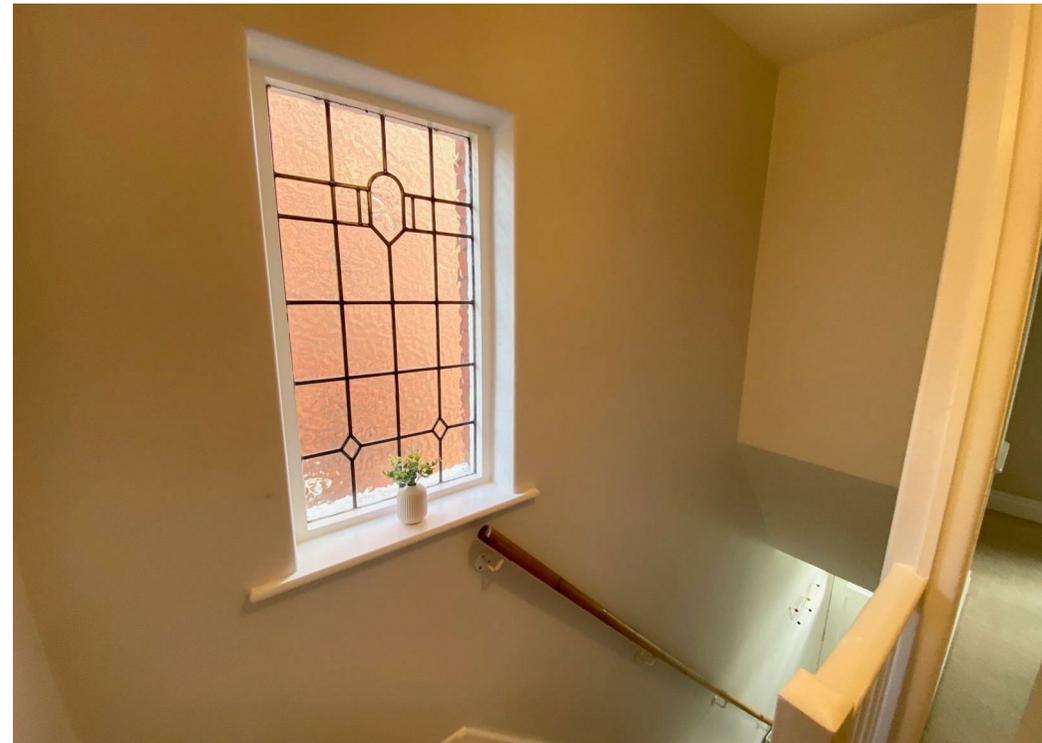
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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





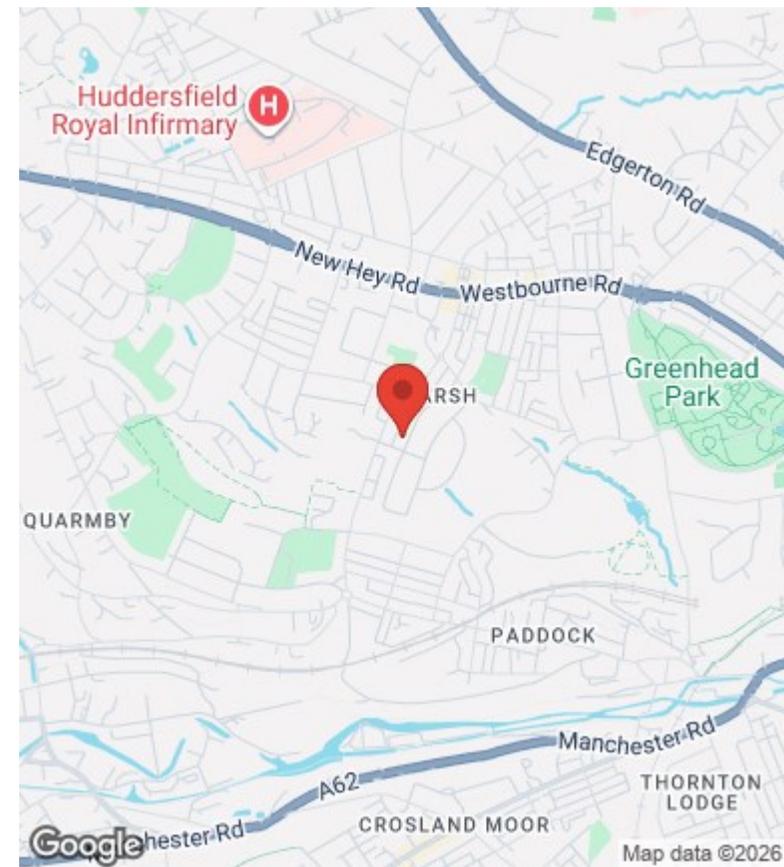
## Ground Floor



## First Floor



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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