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# Thornhill Road, Marsh
# Huddersfield,

**Offers in the region of £290,000**

Located within one of Huddersfield's most sought-after postcodes is this well-proportioned three-bedroom end-terrace family home. Having been enjoyed by the current owners for approximately 40 years, the property offers a wealth of character and charm throughout and may prove particularly suitable for growing families looking to benefit from excellent access to the nearby motorway networks, together with the amenities and recommended local schooling available in Marsh.

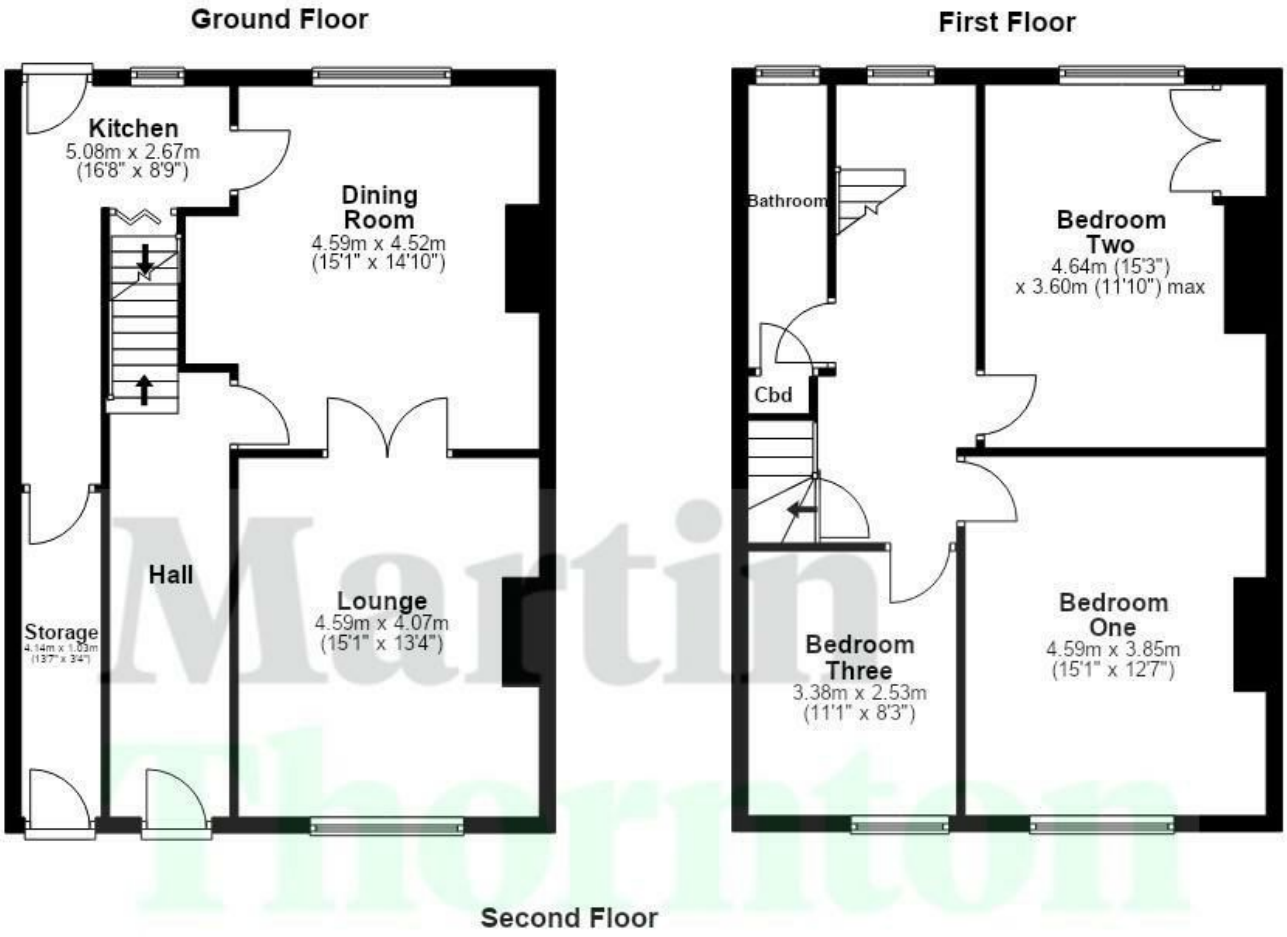
The accommodation briefly comprises a large entrance hall, lounge, dining room, kitchen and pantry, together with access to a cellar providing three useful rooms, which could offer a variety of uses including an informal utility area. To the first floor are three double bedrooms, a traditional-style house bathroom and access to a further attic room, providing useful additional space.

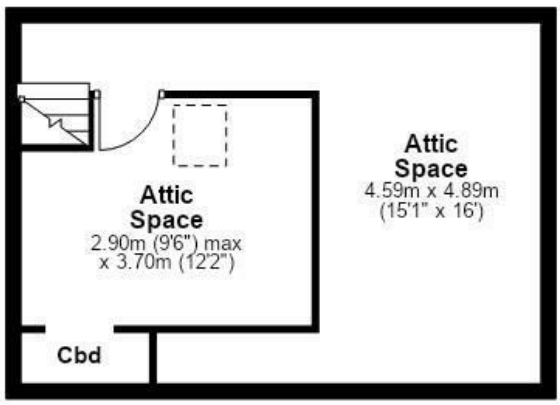
Externally, the property benefits from a block-paved driveway to the front, providing off-road parking. To the rear is a lovely enclosed garden enjoying an easterly aspect, incorporating a raised stone patio seating area and further lawned garden, creating a pleasant outdoor space for relaxing and entertaining.

An early internal inspection is highly recommended to appreciate the size, character and potential this much-loved family home has to offer.

# Thornhill Road, Marsh
# Huddersfield,

Floorplan




All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Details

## Summary

### Entrance Hall

A composite door with decorative double-glazed inserts and an opaque glazed overlight opens to the spacious entrance hall. This has laminate style flooring, a dado rail, coving to the ceiling, a ceiling light point and a ceiling rose. There is bookcase style shelving and a staircase leading to the first floor landing. From here, a timber door leads into the dining room.

### Dining Room



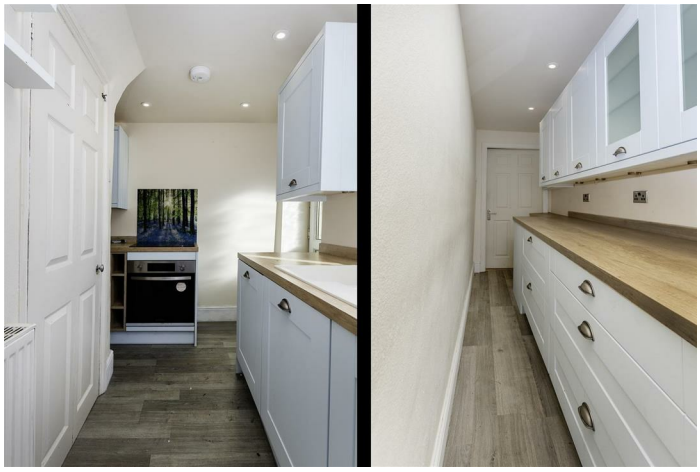
Positioned at the rear of the proprty, this room has plenty of space for furniture, a ceiling light point and a radiator. A uPVC and double-glazed window allows plenty of natural light. The focal point of the room is a gas fire set to tiled hearth and surround. A set of timber and bevelled glazed doors open into the lounge.

### Lounge



This room is positioned at the front of the property and has a uPVC and double-glazed window. It has decorative coving to the ceiling, a ceiling rose, a ceiling light point and a radiator. A gas fire is set to a stone hearth, with a tiled hearth and a timber mantel over.

### Kitchen



The kitchen is positioned at the rear of the property and has a range of wall and base cupboards, drawers, roll-edge worktops with matching upstands and a composite one-and-a-half bowl sink unit. Integrated appliances include an oven, induction hob, slimline dishwasher and washing machine. There is space for a freestanding fridge freezer, laminate style flooring, ceiling downlighting and a radiator. A uPVC door leads out to the rear garden and a uPVC and double-glazed winodw allows natural light from the rear elevation. A

folding timber door leads down to the cellar. To the rear of the kitchen, there is a further useful storage room, which could be utilised as a walk-in pantry.

### Cellar

The cellar comprises three rooms. The main room could be used as a utility area, as it has a stainless steel sink unit and plumbing for an automatic washing machine. A uPVC and double-glazed window allows natural light into the area. There is a workshop with a further uPVC and double-glazed window, and is home to the electric fuse box.

### First Floor Landing



From the entrance hall, a staircase rises to the good-sized first floor landing. It has a uPVC and double-glazed window to the rear elevation and a radiator. Access can be gained to the following rooms:

### Bedroom One



This double bedroom is positioned at the front of the property and has a lovely outlook via a uPVC and double-glazed window. It has a ceiling light point, a radiator and plenty of room for freestanding furniture.

### Bedroom Two



This good-sized double bedroom has a uPVC and double-glazed window to the rear elevation. It has a ceiling light point, a radiator and a useful fitted wardrobe to one alcove, with hanging rails, drawers and shelving, also home to the Viessmann central heating boiler.

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### Bedroom Three



This double bedroom is positioned at the front of the property and has a uPVC and double-glazed window. It has a ceiling light point, a radiator and plenty of room for freestanding furniture.

### House Bathroom



The bathroom has a white suite comprising a low-level WC, a Twyford pedestal hand basin with contemporary style taps and a bath with a tap rising to a shower head. There is a uPVC and double-glazed window to the rear elevation, appropriate tiling to the walls, a ceiling light point and a radiator. A useful understairs cupboard provides extra storage.

### Attic Room



From the first floor landing, a staircase rises to the attic, which has two rooms but could be opened up onto one large room. The first room has a Velux window, a ceiling light point, a radiator and under eaves storage. In the second room, there is a ceiling light point and further under eaves storage.

### External Details

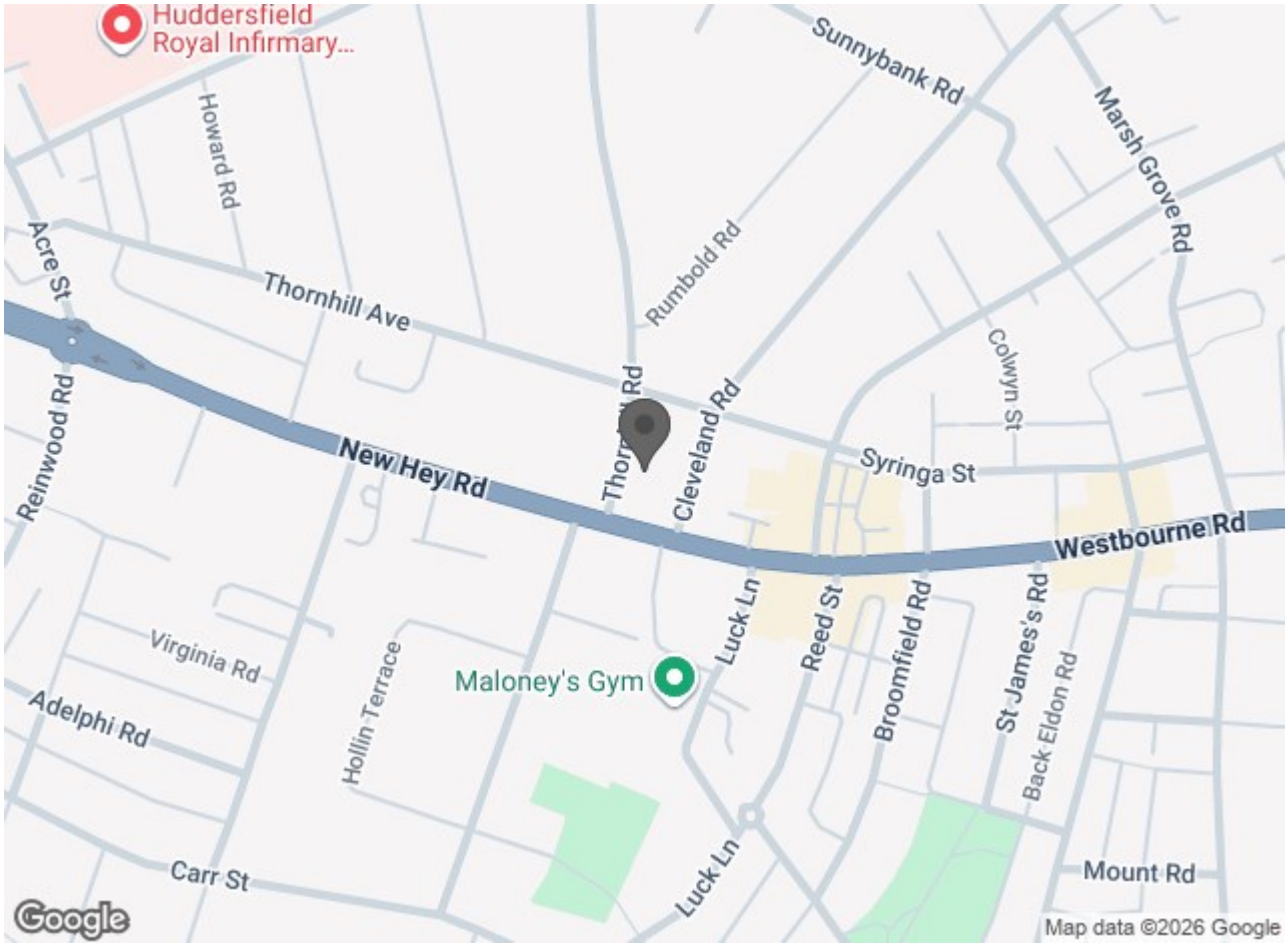
At the rear of the property, there is a stone flagged seating area, perfect for outdoor entertaining, and a lawned area with a shrubbery border, all benefitting from an easterly aspect.

### Tenure

The vendor informs us the property is leasehold.

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Directions




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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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