Martin Thornton
ESTATE AGENTS

5 The Mall
Salendine Shopping Centre
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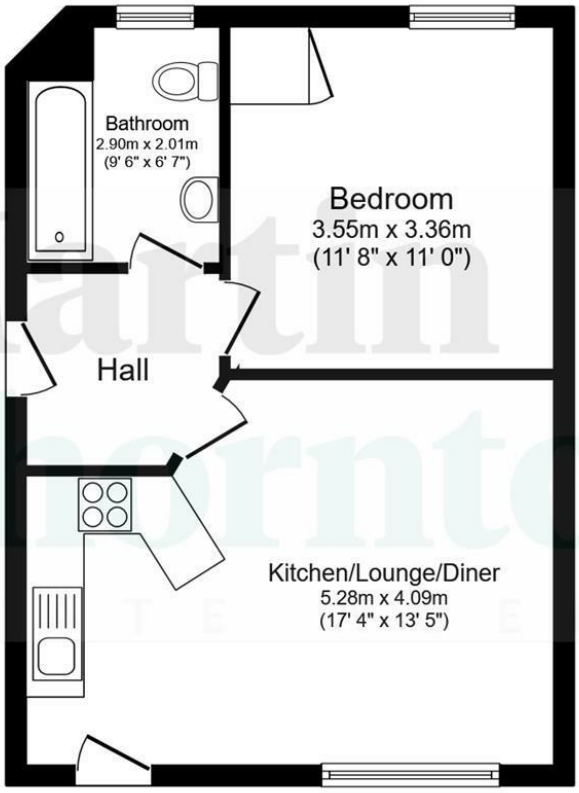
Abb Street, Marsh
Huddersfield,

Offers over £55,000

This ground floor, one-bedroom apartment is conveniently situated for amenities in Marsh, located midway between the town centre and Lindley. The property would be suitable as a first home or investment opportunity, having been rented out successfully for a number of years. The accommodation comprises a good sized entrance hallway, open plan living kitchen, bathroom and one double bedroom. The property has sealed unit double glazed windows. Externally, there is informal parking within the courtyard. The property has the advantage of no chain involvement.

Abb Street, Marsh Huddersfield,

Floorplan



Floor Plan

Total floor area: 41.7 sq.m. (449 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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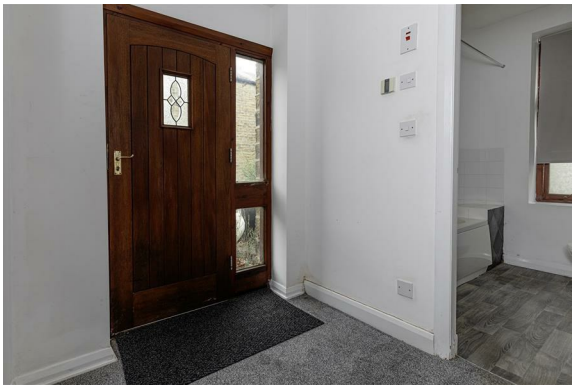
Details

Entrance

A timber and glazed door opens to the entrance hall where there is a ceiling downlight point and access can be gained to the following rooms;



Kitchen/Living room

A timber door with matching double glazed side panel opens into the kitchen/living room. The kitchen area comprises a range of base cupboards and drawers with roll-edge worktops and matching wall cupboards over. There are brick-style tiled surrounds, together with integrated appliances including an oven, hob and canopy-style filter hood. An inset sink unit with single drainer and mixer tap is also provided, along with space and plumbing for an automatic washing machine and space for an under-counter fridge.

The kitchen benefits from vinyl-style flooring and ceiling downlighting, which continues into the living area. The living area is carpeted and features wall lighting and a concealed glazed window.

Bathroom
Having a white suite comprising a low flush WC, pedestal wash hand basin with twin taps and a panelled bath with twin taps, housing a Mira electric shower over. The bathroom features vinyl flooring throughout, brick-style tiled surrounds, concealed glazed windows to both the rear and side elevations allowing for plenty of natural light, together with an extractor fan.

Bedroom
This room is located to the rear of the apartment and has concealed glazed windows allowing natural light and a ceiling down light point.

Tenure
The vendor informs us that the property is leasehold.

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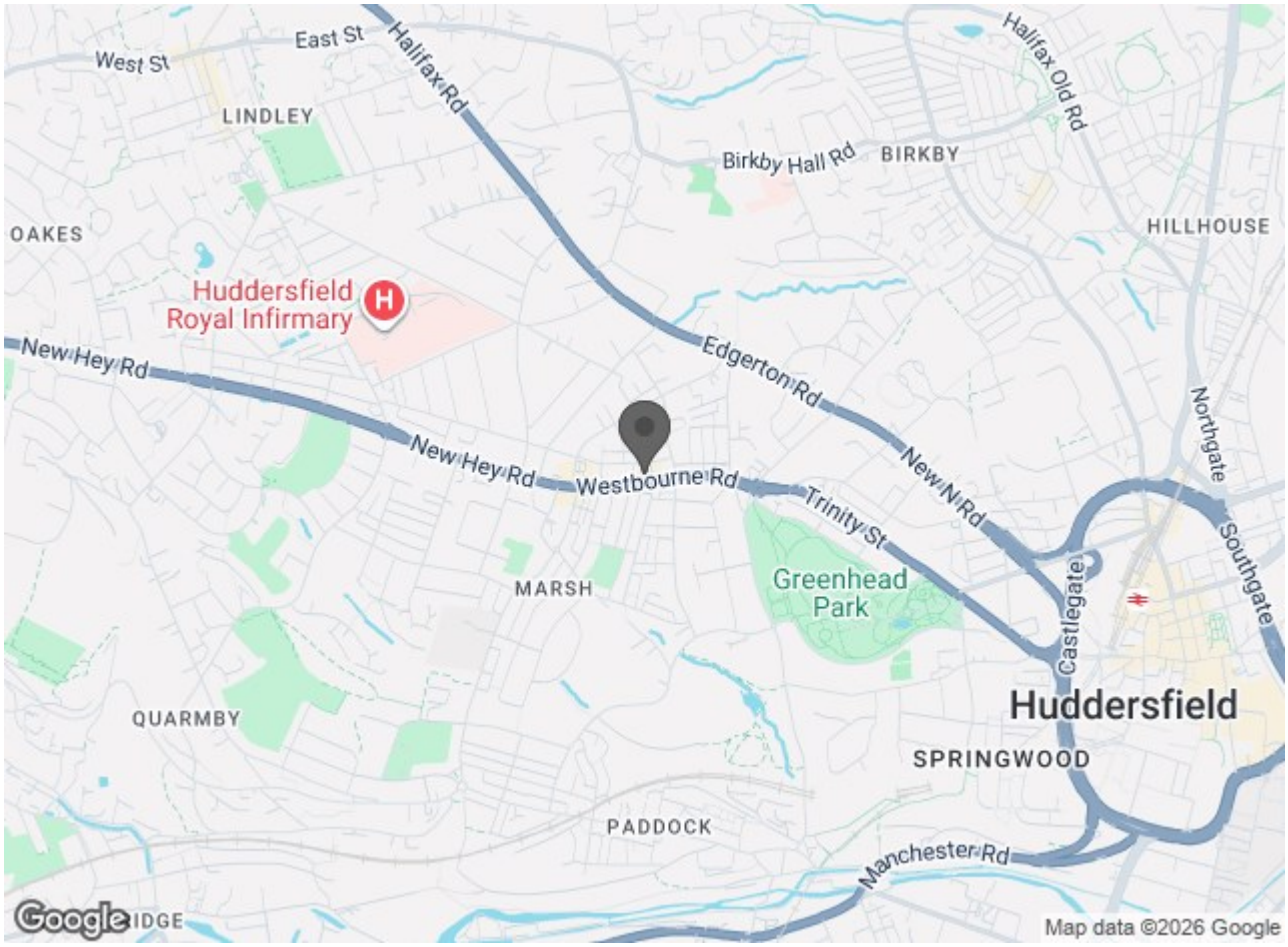
Huddersfield,

Directions



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