

LEASEHOLD



House - Mid Terrace (EPC Rating: )

**2 SAUNDERS CLOSE, HUDDERSFIELD, WEST  
YORKSHIRE, HD3 4BP**

**Guide Price**

**£175,000**



# 2 Bedroom House - Mid Terrace located in Huddersfield

2 SAUNDERS CLOSE, MARSH, HUDDERSFIELD, HD3 4BP

A desirable stone built inner through terrace house located in this popular and convenient residential area, accessible for the local amenities of Marsh and within 5 minutes travelling distance of the M62 motorway. The property has been tastefully appointed throughout with gas fired central heating and upvc sealed unit double glazing. The bathroom fittings have been renewed to a good standard in recent times, and the property enjoys a delightful enclosed rear south facing patio garden providing an ideal sun trap in the summer months. The property is constructed with stone faced walls and a concrete tiled pitched roof. It is set back off Wellfield Road, and has cottagey character. An additional bonus is the single garage located in a shared block located in a garage block nearby with an additional car parking space. An internal inspection is imperative to appreciate the roomy 2 bedroomed accommodation, ideally suited for first time buyers or investment purchasers. The accommodation comprises:-

## GROUND FLOOR

### KITCHEN (12 FT x 10 FT 10 INCHES)

Single drainer stainless steel sink unit, fitted cupboards, drawers, wall units, 4 ring electric hob, built in electric oven, ceiling spotlighting and concealed lighting above the worktops, mock beamed ceiling, radiator, plumbing for automatic washing machine, fully tiled walls, stairs and access to first floor

## Full description

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### LIVING ROOM (12 FT x 18 FT 6 INCHES overall)

Providing a generous reception room with mock beamed ceiling, stone fireplace, radiator, laminate flooring, useful understairs store cupboard, upvc double glazed French doors to rear giving access to the private enclosed patio garden

## FIRST FLOOR

### LANDING

With trapdoor access to roof void

### BEDROOM 1 (12 FT x 11 FT 6 INCHES)

Including a range of fitted wardrobes with inset mirror doors, dressing table, bedside drawers, radiator, window to rear

### BEDROOM 2 (12 FT x 10 FT 10 INCHES)

Radiator, laminate flooring and including the bulkhead store

cupboard, window to front. This bedroom is used as an office by the sellers.

### BATHROOM (6 FT 10 INCHES x 5 FT 10 INCHES)

A quality modern white suite including washbasin, low flush wc, fully tiled walls, ceramic tiled floor, mood lighting, paneled bath with glazed screen shower door above, chrome shower fitting, ceiling spotlighting, wall mounted vertical heated towel rail, fitted cupboards

## OUTSIDE

Canopy entrance to front with stone wall, external lighting, paved area. To the rear of the property is the delightful enclosed garden patio area with low artificial stone walling and timber fencing, external lighting and private aspect. The single garage measuring 8' x 17'10" is constructed in artificial stone, concrete breezeblock, concrete floor, flat roof and a metal up and over door. Additional car parking space. The garage block as a whole serves the properties on Saunders Close with an additional car parking space and ample turning area.

## TENURE

Long leasehold for unexpired term of the 999 year lease from circa 1980 at a nominal ground rent of £20 per annum (solicitor to confirm).

## SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

## VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors. Telephone 01484 536799 or email [info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)

## COUNCIL TAX BAND

## B

## ENERGY BAND

The EPC is at present being renewed as the former EPC expired in April 2025. Details to be supplied.

## DIRECTIONS

From Huddersfield proceed along the A640 New Hey Road via Trinity Street to the roundabout at Gledholt by the Junction public house. Carry straight on the A640 which merges into Westbourne Road, and go through the centre of Marsh before turning left on to Wellfield Road just beyond the Co-op and the





Tesco mini market. Carry along Wellfield Road and Saunders Close will be seen off to the right after a short distance. No 2 Saunders Close is the second property in the first block of houses.

#### SOLICITORS

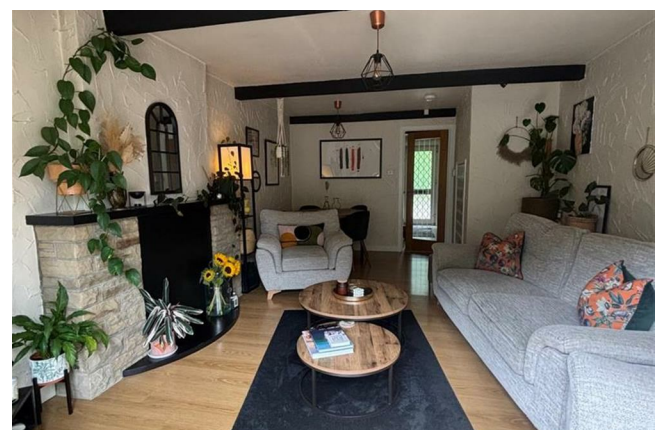
To be confirmed

#### EXTRAS

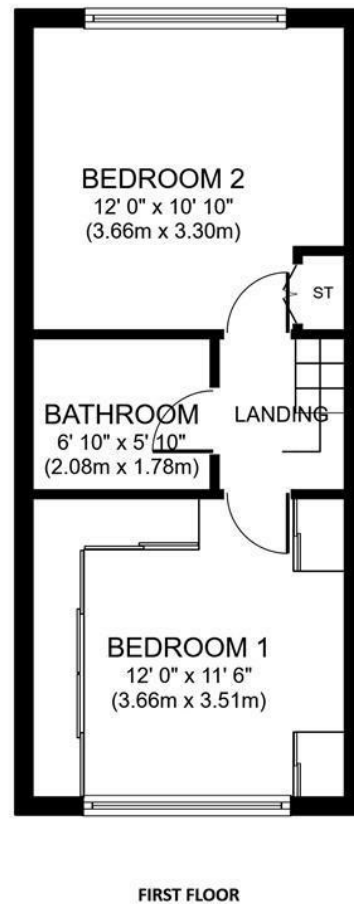
Certain carpets, curtains and light fittings available if requested, at a price to be agreed with the vendor.

#### NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



## 2 SAUNDERS CLOSE, MARSH, HD3 4BP



call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

**01484 536 799**

Council Tax Band

Call us on

**01484536799**

**info@jowett-huddersfield.co.uk**

### Energy Performance Graph

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>			
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

