



## 2 bed terraced house to buy in

Green Bower, Marsden, Huddersfield,  
West Yorkshire, HD7 6BH

**£100,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Freehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two bedroom terraced under-dwelling with side two
- ✓ For renovation
- ✓ Large garden
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

A sought after Pennine village with varied local amenities, local country walks and scenery and also a variety of places to eat out and socialise. There is a local village school for younger children, a golf club, social clubs, and a genuine sense of community too.

Commuters appreciate the connectivity to Manchester, and local buyers are always on the look out for interesting village houses.

A flying freehold under-dwelling that is also an end terrace with a side extension, the property is tucked away in a little known position at the top of Brougham Road, close to Manchester Road.

Looking down onto it's own large garden which has mature trees and requires cultivation. The property is in the Marsden Conservation Area, and its quite a pretty setting.

The accommodation comprises:-

Entrance to Reception Room, Second Reception Room, Kitchen (with low head height access), Landing, Two Bedrooms and a Bathroom/wc.

The house is sold with vacant possession and no chain.

An interesting and unusual house, offered at an affordable price point in a sought after village.

The essentials: The property is a Flying Freehold Under-dwelling with a two storey side extension.

Council Tax Band: A

Tenure: Freehold

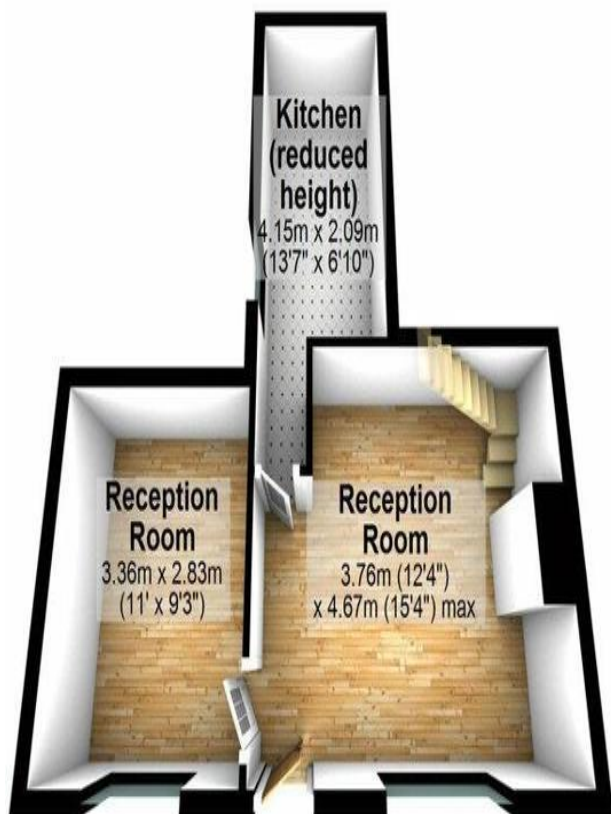
Price: Starting Bid £100,000

Property Type: Terraced House

Parking: None


Heating: Gas

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

Green Bower, Marsden, Huddersfield, West Yorkshire, HD7 6BH

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

