

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 42 Colwyn Street

Marsh, Huddersfield, HD1 4PQ

Offers in the region of £300,000





# 42 Colwyn Street

Marsh, Huddersfield, HD1 4PQ

**Offers in the region of £300,000**



## Ground Floor:-

### Entrance Hallway

Enter this charming property via a composite door into the carpeted hallway. Stairs rise to the first floor accommodation. Access to the cellar, living room, second reception room and kitchen.

### Living Room

To the front of the property is a spacious living room with a Victorian style gas fire with a tiled and wood surround making an ideal focal point. Benefitting from a high ceiling and deep coving. A PVCu floor to ceiling window ensures plenty of natural light.

### Second Reception/Dining Room

To the rear of the property is a second reception/dining room with stucco ceiling decorations. A PVCu window overlooks the rear garden.

### Kitchen

A galley kitchen with cream matching wall and base units, tiled splashbacks and laminate worksurfaces. Integrated appliances comprise of: an electric oven, a gas hob, an extractor and a 1.5 stainless steel sink and drainer. There is one free standing space for a fridge/freezer. Access to the porch.

### Porch

Just off the kitchen is this useful porch with wooden framed windows and a wooden door leading out to the rear garden.

### Cellar

This property has a very useful large and dry cellar with electrics, water and plumbing for a washing machine. A wooden door leads out to the rear garden.

## First Floor:-

A spacious carpeted landing with access to three bedrooms and house bathroom.

### Bedroom Two

A large double bedroom with a PVCu window to front aspect.

### Bedroom Three

A second double bedroom with a PVCu window to rear elevation.

### Bedroom Four

A single bedroom with a storage cupboard. A PVCu window to front aspect.

### House Bathroom

A fully tiled bathroom, comprising of a WC, a vanity unit with inset sink, cupboards and a mirror and a bath with overhead shower and glass screen. A PVCu privacy window to rear elevation.

## Second Floor:-

Stairs rise from the first floor landing to bedroom one.

### Bedroom One

A deceptively spacious double bedroom with laminate flooring and fitted wardrobes. Two Velux windows and a PVCu window to the rear offers splendid views and an abundance of natural light.

### En-Suite

Fully tiled en-suite with tiled flooring. Comprising of: a WC, an inset wash basin with vanity unit and mirror and a corner electric shower. A PVCu privacy window to rear elevation.

## Exterior

To the rear is a private and enclosed rear garden with a lawn, herbaceous borders and mature trees, a patio area and steps leading down to the cellar. To the front is a further lawn, herbaceous borders, a patio area and a paved pathway to the front door.

## Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Road Map



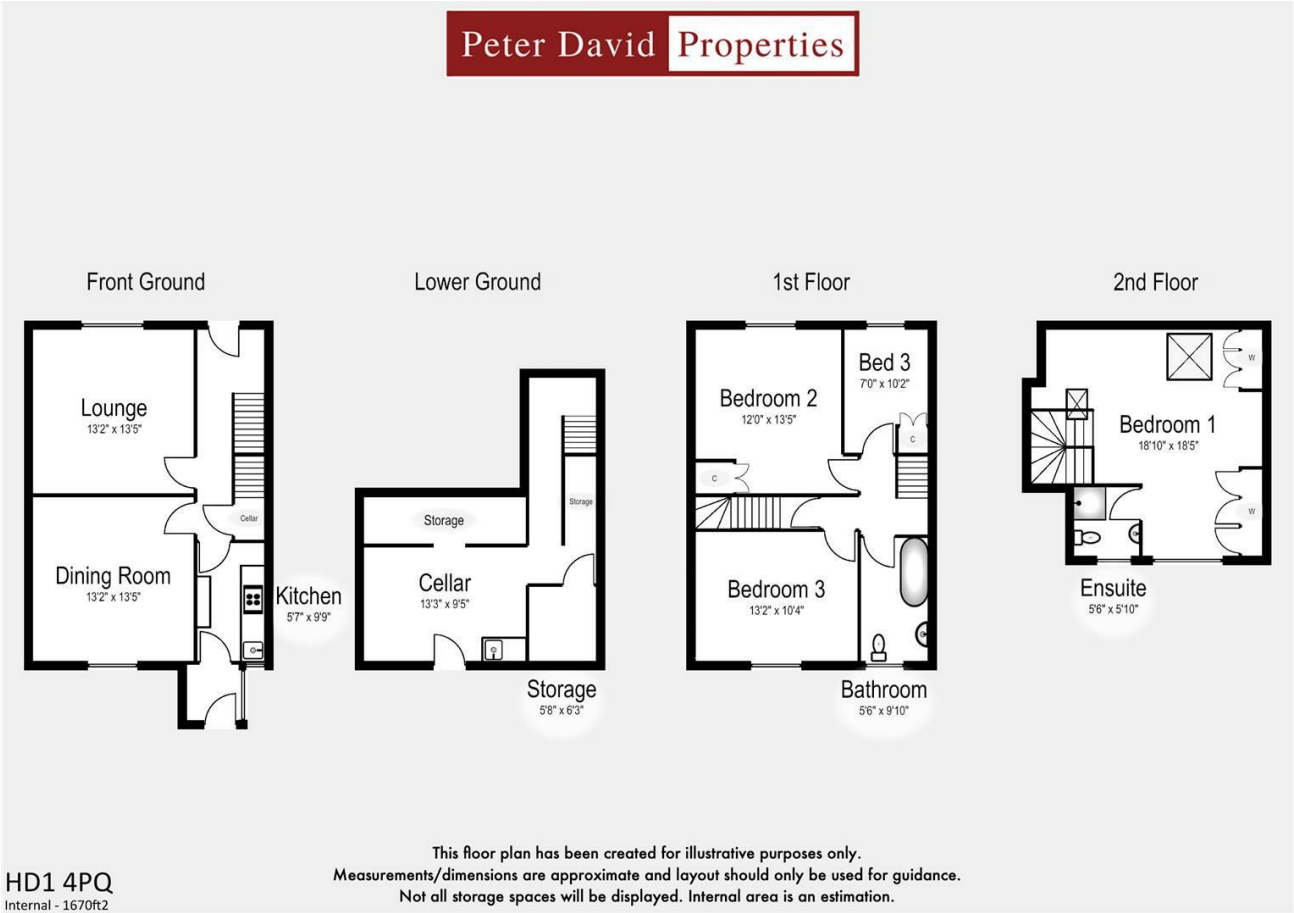
Hybrid Map



Terrain Map



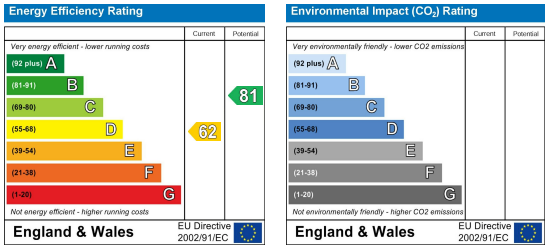
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk