Peter David Properties Ltd

Residential Sales and Lettings

21 Mitre Street

Marsh, Huddersfield, HD1 4NT

Offers in the region of £105,000

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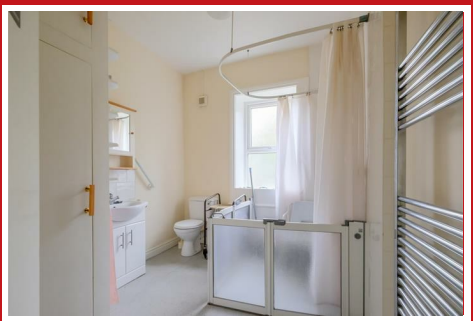


Ground Floor -

Entrance Vestibule

Enter this property through a PVCu door into a light and airy entrance vestibule with two PVCu windows to each side. A wooden door provides access to the living room.

Living Room

A spacious living room with wood effect laminate flooring and a PVCu window to the front aspect. An electric fire on a marble hearth and wood surround takes pride of place. Stairs rise up to the first floor.

Kitchen

The kitchen has laminate flooring, white wooden matching wall and base units and tiled splashbacks. Integrated appliances comprise of: a gas cooker, gas hob and a fridge/freezer. There is one freestanding space with plumbing for a washing machine. Benefiting from a stainless steel sink and drainer, a large storage cupboard and a PVCu window to the front aspect.

First Floor -

Landing

Landing area providing access to the bedrooms and house bathroom. Benefiting from a storage cupboard.

Bedroom One

A large double bedroom with wood effect laminate flooring and a PVCu window to the front aspect. Benefiting from large floor to ceiling storage cupboard.

House Bathroom

A spacious wet room with a disability shower, a WC, and a wash basin with a vanity cupboard. Benefiting from a large storage cupboard and a PVCu privacy window to the front.

Exterior

The property boasts a large patio area to the front and off-road parking for one car.

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

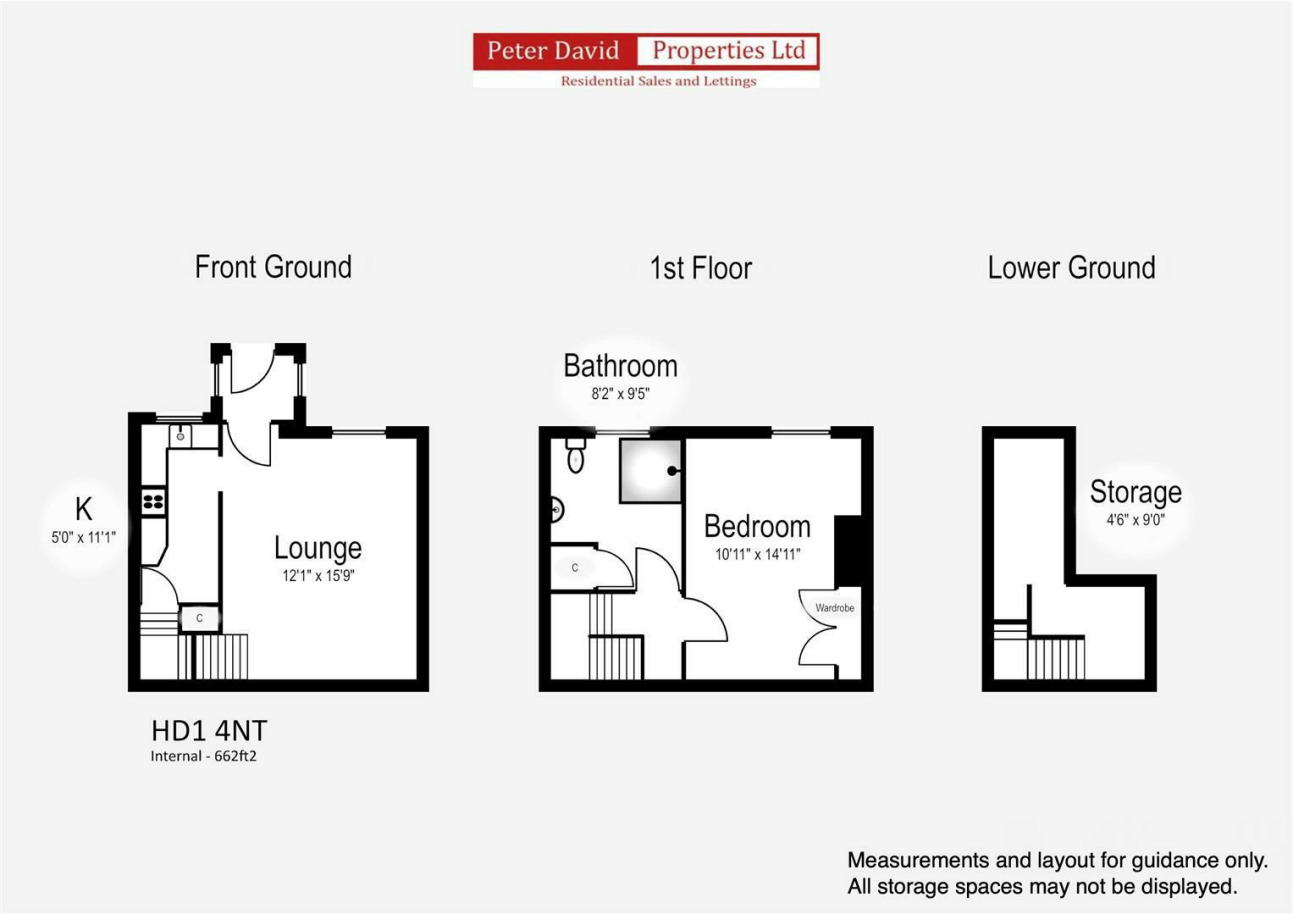
reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER 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

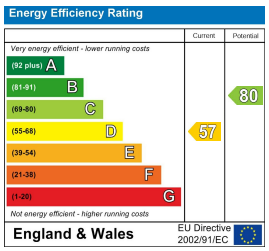
Floor Plan

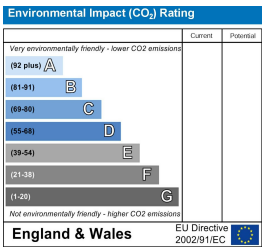


Viewing

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.

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