Peter David Properties Ltd

Residential Sales and Lettings

105 Carr Street

Marsh, Huddersfield, HD3 4BE

Offers in the region of £250,000

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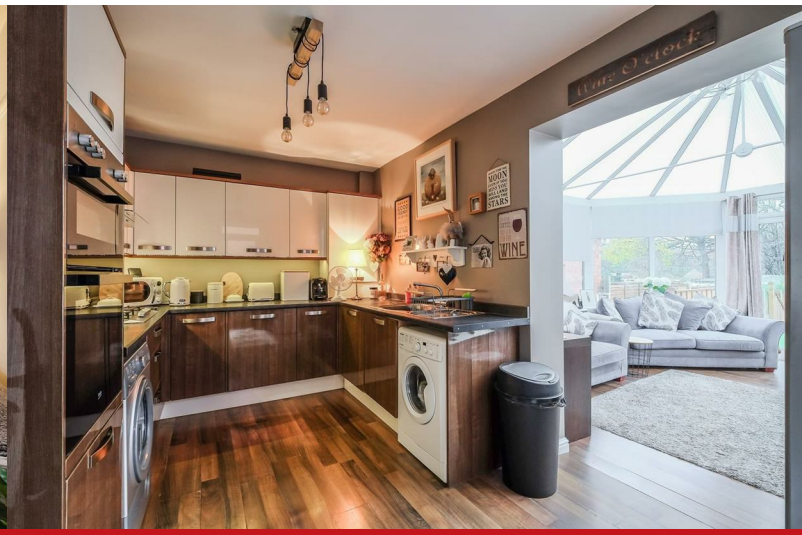

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* DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY * ATTIC CONVERSION * OFF-ROAD PARKING FOR TWO CARS *

Peter David Properties are pleased to present to the open market this DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY with a thoughtfully converted attic room, creating an impressive master bedroom. This property is an IDEAL FAMILY HOME perfectly situated in the popular residential location of MARSH with prime access to local amenities, excellent schools and surrounding towns of Huddersfield, Halifax and Brighouse.

To the ground floor the property briefly comprises an entrance hallway, a cosy living room, a kitchen and a generous CONSERVATORY! To the first floor there are TWO DOUBLE BEDROOMS and a MODERN HOUSE BATHROOM. The second floor comprises a fully converted attic, complying with all relevant building regulations, presenting a spacious and stylish master bedroom. Externally, the property boasts a generously sized and secluded rear garden featuring an elevated decking and an artificial lawn, surrounded by a stylish combination of timber balustrades and glass panels. There is also a well-manicured natural lawn. To the front of the property, there's a decorative gravel garden enclosed by a stone-built wall. Additionally, a driveway provides off road parking for two cars.

Located in the popular location of Marsh and just a short drive to Huddersfield town centre, it is a perfect location to access surrounding cities such as Leeds and Manchester via train or the M62 network. There are a number of good schools within close proximity. This would make an ideal family home.

BOOK YOUR VIEWING TODAY!

Ground Floor -

Entrance Hallway
Enter the property via a PVCu front door into the welcoming entrance hallway. The hallway gives access to the living room and a neutral carpet rises up the stairs to the first floor accommodation.

Living Room
A cozy living room adorned with a fireplace featuring a charming stone hearth and an oak mantle. There is a PVCu window to the front aspect allowing plenty of natural light to flow through.

Kitchen
A modern kitchen featuring wood effect gloss base units complemented by cream gloss wall units, laminated work surfaces and a stainless steel sink and drainer. Integrated appliances comprise of a electric oven and grill, a gas hob, an extractor fan and a dishwasher. There is also two additional spaces for appliances one of which has the benefit of plumbing for a washing machine. The kitchen also benefits from a large under stairs storage cupboard providing ample storage space for all household items. The kitchen is finished off with wood effect laminate flooring and provides access to the conservatory.

Conservatory
A spacious conservatory with PVCU windows to all sides inviting natural light and views of the rear garden. The conservatory holds potential to develop with foundations already in place opening up the possibility for a double storey extension.

First Floor -

Landing
The landing provides access to bedrooms two, three and the house bathroom. Stairs rise to the second floor accommodation.

Bedroom Two
A generous double bedroom with laminate wood effect flooring and a PVCu window to the front elevation.

Bedroom Three
A third double bedroom with a PVCu window to the rear elevation.

House Bathroom
A modern fully tiled house bathroom with ceramic tiled flooring comprising of a concealed cistern WC, a wash basin

set in a grey gloss vanity unit, a P-shaped bath with a glass screen and a overhead rain head shower, a anthracite towel rail and a LED wall mirror. PVCu privacy window to the rear elevation.

Second Floor -

Master Bedroom

A spacious and stylish master bedroom in the fully converted attic complying with all relevant building regulations with a PVCu window to the rear elevation. Benefitting from fitted wardrobes with sliding mirrored doors and plenty of storage to the eaves.

Exterior

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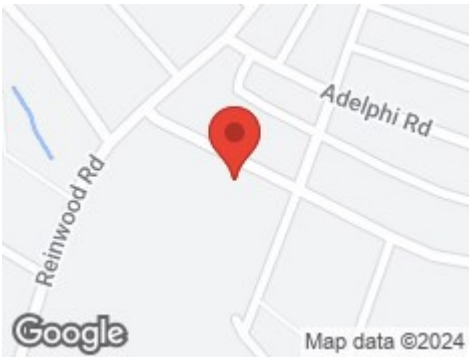
Mortgages

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.

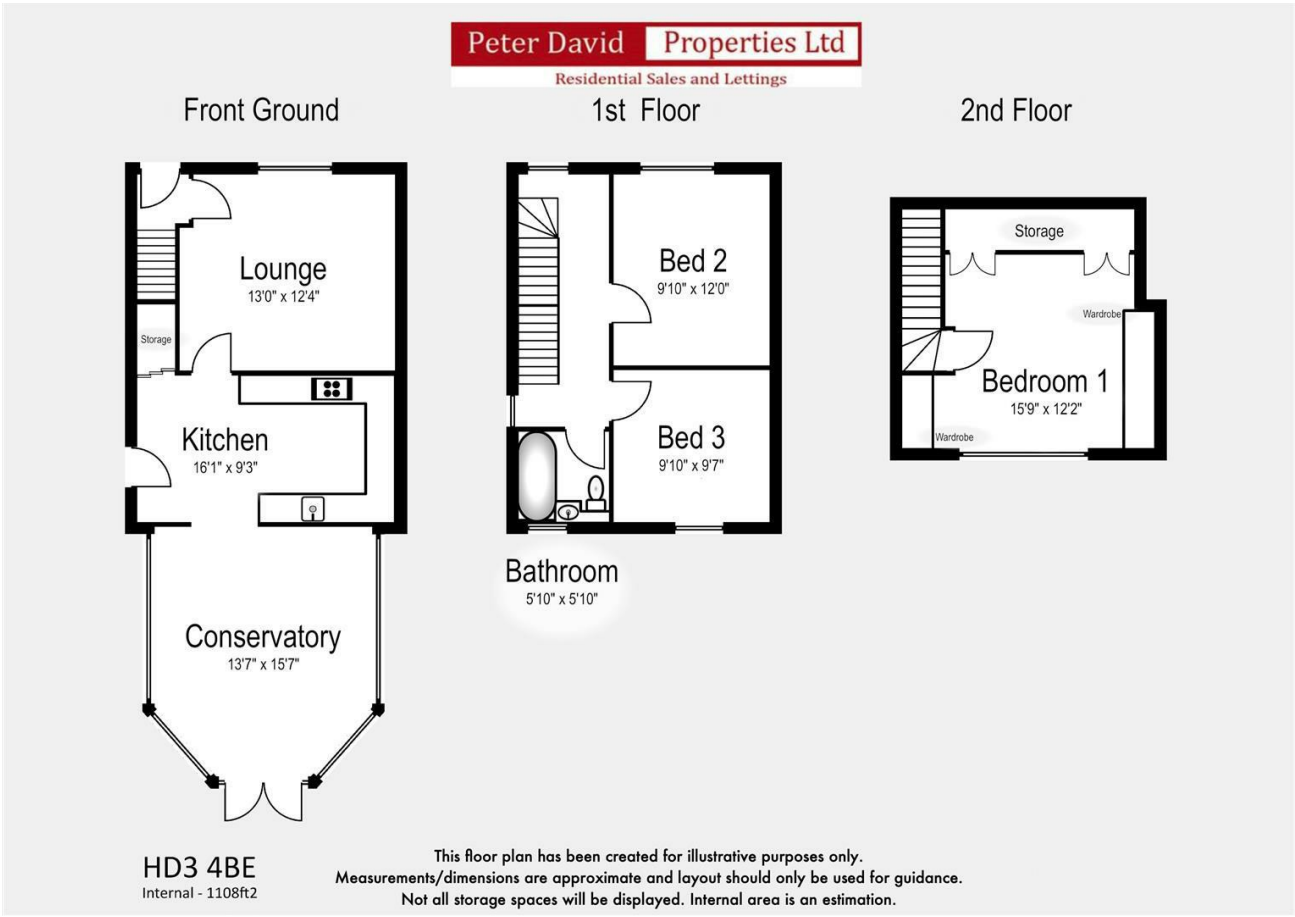
Road Map



Hybrid Map

Terrain Map

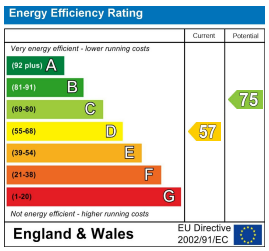
Floor Plan

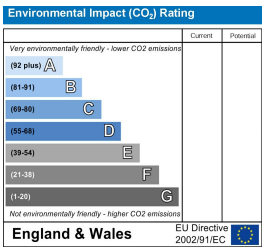


Viewing

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

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

102 Commercial Street
Brighouse HD6 1AQ

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

20 New Road
Hebden Bridge HX7 8EF

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

213 Halifax Road
Huddersfield HD3 3RG

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