Peter David Properties Ltd

Residential Sales and Lettings

16 Marcus Way

Mount, Huddersfield, HD3 3YA

Offers over £255,000

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Entrance Hall
Enter the property through a composite door into this spacious hallway. Benefiting from a ceramic tiled floor with the added bonus of underfloor heating which flows through to the kitchen/diner. PVCu window to the side aspect. Providing access to the kitchen and living room and stairs rising to the first floor accommodation.

Living Room
This generous sized reception room benefits from laminate wood effect flooring. There is a large PVCu window to the front aspect allowing plenty of natural light and an electric fire set in a cream marble surround offering an attractive focal point. An archway provides access to the second reception room.

Second Reception room/ Dining Area
A dining area leading off from the living room with laminate flooring and PVCu window and door providing access to the rear garden. There is also a serving hatch from the kitchen.

Kitchen
A well proportioned kitchen with underfloor heating and a large PVCu window overlooking the rear garden. This modern kitchen features light wooden matching wall and base units, laminate worktops, tiled splash backs and tiled flooring. Integrated appliances comprise; a double oven, a gas hob, an extractor fan and a dishwasher. There is also ample space for additional freestanding appliances and a stainless steel sink and drainer. Additionally there is an under stairs storage cupboard and a composite side door providing access onto the driveway,

First Floor -

Landing
A spacious landing providing access to all bedrooms, house bathroom and the loft. There is also a PVCu privacy window to the side aspect and new neutral carpets running throughout the first floor accommodation.

Master Bedroom
A large master bedroom with PVCu leaded window to front elevation. Benefiting from spacious fitted modern wardrobes, providing plenty of useful storage space.

Bedroom Two
A second double bedroom with PVCu window to rear elevation.

Bedroom Three
A single bedroom with leaded PVCu window to front elevation. Built in wardrobes with plenty of overhead storage.

House Bathroom
A modern newly fitted fully tiled family bathroom with a three piece suite comprising: a concealed cistern WC, a large wash basin set in a vanity unit, a T-bath with dual overhead waterfall shower and glass shower screen. Additionally there is a mirrored wall cabinet, a long white gloss cabinet and a chrome towel rail. There is also a PVCu frosted window to side aspect.

Exterior
To the rear of the property there is a large lawn, and a gravelled and patio area. To the side aspect there is a driveway (parking for three cars) leading to a single detached garage. To the front there is a large lawn with surrounding trees and shrubs.

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

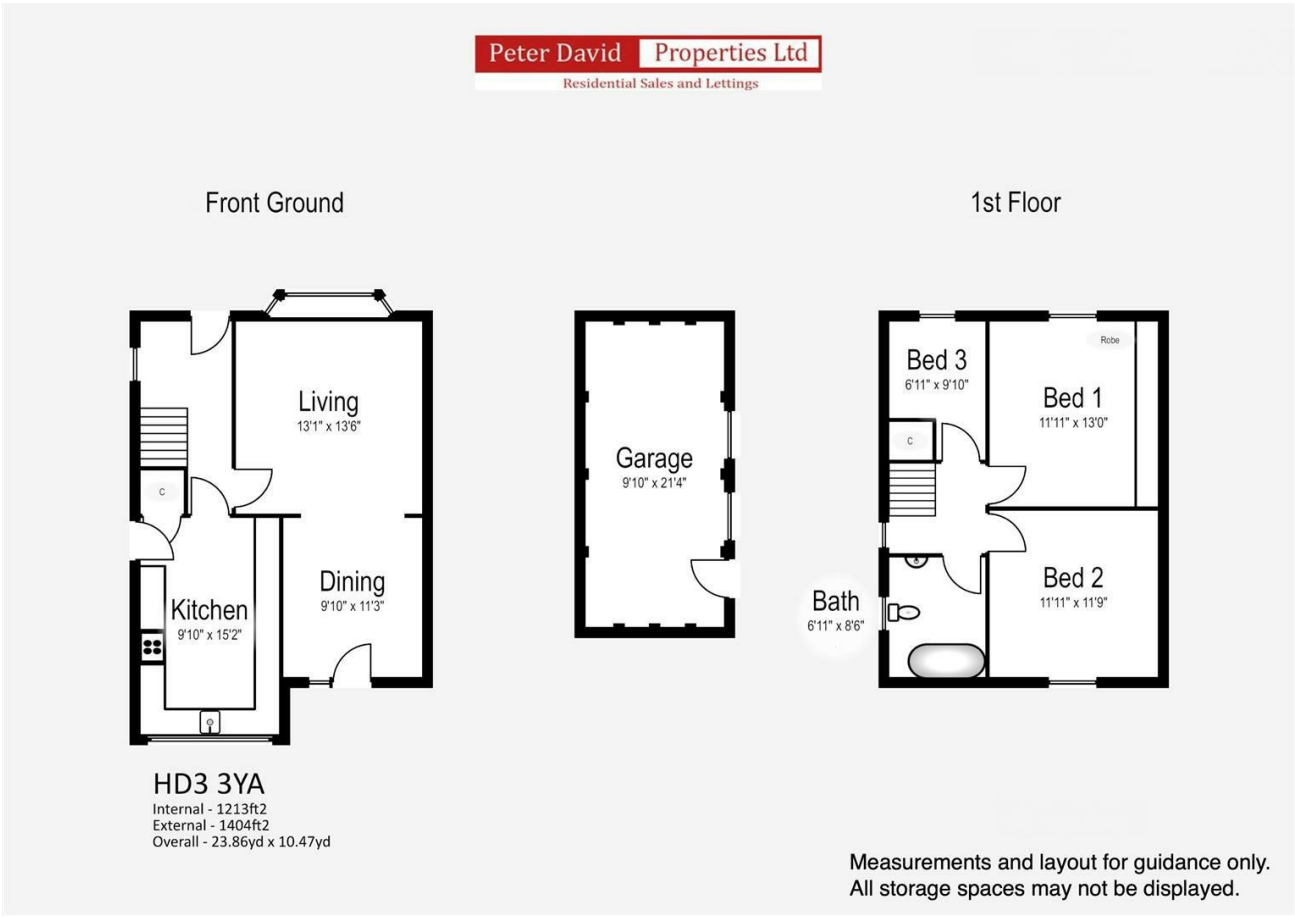
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

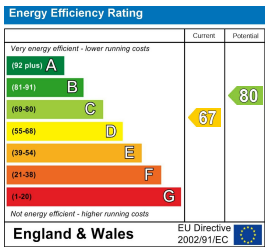
Floor Plan

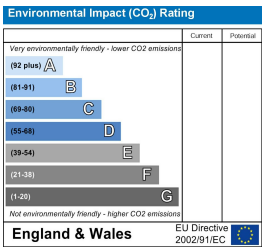


Viewing

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

Energy Efficiency Graph





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