

Peter David

Properties Ltd

Residential Sales and Lettings



28 Regent Road

Marsh, Huddersfield, HD1 4NR

Offers in the region of £215,000



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Groundfloor

Entrance Hallway

Access the property via a composite door with laminate flooring and carpeted stairs rising to the first floor accommodation.

Living Room

A spacious living room with an inset modern electric fire on a stone hearth taking pride of place. PVCu window to front aspect. Access to the kitchen/diner

Kitchen/Diner

To the rear of the property is this kitchen/diner with vinyl tiled flooring, matching wall and base units, perspex splashbacks and laminate worksurfaces. Integrated appliances comprise of: a double electric oven, a gas hob, an extractor, a dishwasher and a 1.5 stainless steel sink and drainer. There is one free standing space for a fridge/freezer and ample space for a family dining table. PVCu patio doors lead out to the rear garden. Access to the utility.

Utility

A useful utility with vinyl flooring, matching wall and base units, tiled splashbacks and laminate work surfaces. Two free standing spaces one with plumbing for a washing machine. A PVCu door leads out to the rear garden. Access to the groundfloor WC.

Groundfloor WC

A WC with vinyl flooring. Comprising of: WC, a wash basin with vanity unit and a PVCu privacy window to the rear.

Cellar

A useful cellar providing extra storage.

First Floor

Access to two double bedrooms and house bathroom. Stairs rise to second floor accommodation.

Bedroom One

A double bedroom with a neutral carpet. PVCu window to front elevation.

Bedroom Two

To the rear is a further double bedroom with built in wardrobes. PVCu window to rear aspect.

House Bathroom

A fully tiled house bathroom with tiled flooring. Comprising of: WC, a wash basin, a bath with overhead shower and glass screen. Benefiting from a chrome towel rail and PVCu privacy window to rear elevation.

Second Floor

Stairs rise to second floor accommodation.

Bedroom Three

A third double bedroom with neutral carpet, under eaves storage and a Velux window.

Exterior

To the front of the property is a blocked paved pathway and a blocked paved seating area. To the rear is a south facing garden with a decked patio area, a raised artificial lawn with decorative gravelled surround. Block paving leads to a rear gate and outhouse.

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

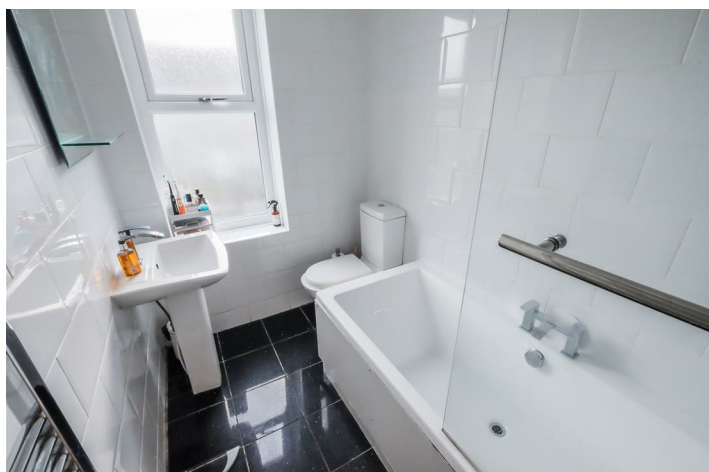
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



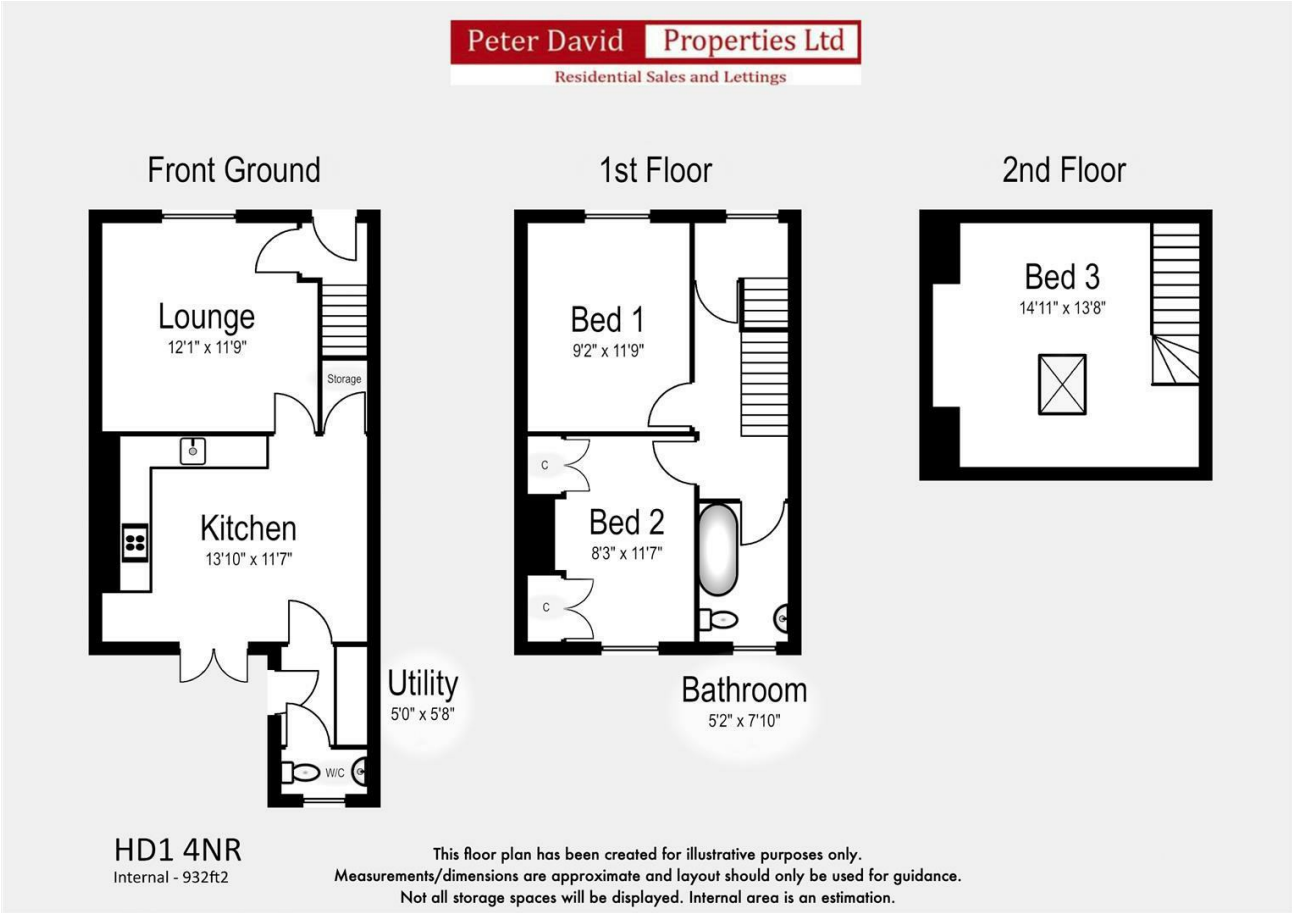
Hybrid Map



Terrain Map



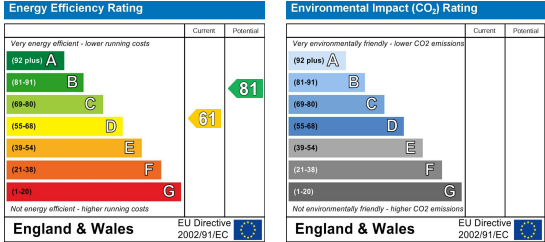
Floor Plan



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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