Peter David Properties Ltd

Residential Sales and Lettings

# 6 Marling Road

Ainley Top, Huddersfield, HD2 2EE

**Offers in the region of £325,000**

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### Entrance Hallway
Enter the property via an elegant wooden door with glass panels into a large and spacious hallway. Access to all rooms and stairs rising to the first floor.

### Living Room
A spacious living room with a neutral carpet and a large solid wood double glazed bay window with stained glass overlooking the front garden. An inset open gas living flame fire takes pride of place. A further solid wood double glazed window to side aspect.

### Kitchen/DIner
A partially tiled kitchen diner with vinyl flooring, wood wall and base units, laminate work surfaces and benefiting from an inset Aga. There are two free standing spaces for appliances and ample space for a dining table. There is a large walk-in pantry and a utility room to the rear of the kitchen. This kitchen has the potential to extend out to the utility room and make a superb kitchen diner. Two twin wooden double-glazed windows to the side and a PVCu barn door leads out to the side entrance.

### Utility
A useful utility room with plumbing for a washing machine, a dryer and a stainless-steel sink and drainer. Privacy window to rear.

### Dining Room
This dining room is set to the the front of the property and is a perfect space to entertain family or friends. A solid stone arched fire-place with a BAXI fire takes centre stage. A wooden double glazed bay window with stained glass overlooks the front garden and a feature circular window with stained glass to the side.

### Bedroom One
A spacious double bedroom with fitted wardrobes and twin wooden double-glazed windows to side aspect.

### Bedroom Two
A further double bedroom to the rear of the property with wooden double glazed window to rear aspect.

### Shower Room
A fully tiled shower room with tiled flooring. Comprising of: WC, a corner sink with vanity unit and a large shower with glass panels and door. Wood double glazed privacy window to rear.

### WC
A separate fully tiled WC with tiled flooring. Wooden double glazed privacy window to rear.

### First Floor:
Stairs rise from the hallway to the large dormer bedroom.

### Bedroom Three
A large double bedroom with fitted wardrobes and PVCu window providing splendid views across Huddersfield.

### Exterior
To the front of the property there is an enclosed garden with a lawn, raised beds and an abundance of mature trees and shrubs. A tarmac driveway (parking for three cars) leads to a single detached garage. To the rear of the property is a feature circular lawn surrounded with decorative stones and a raised circular stone patio area. Again there are an abundance of mature 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

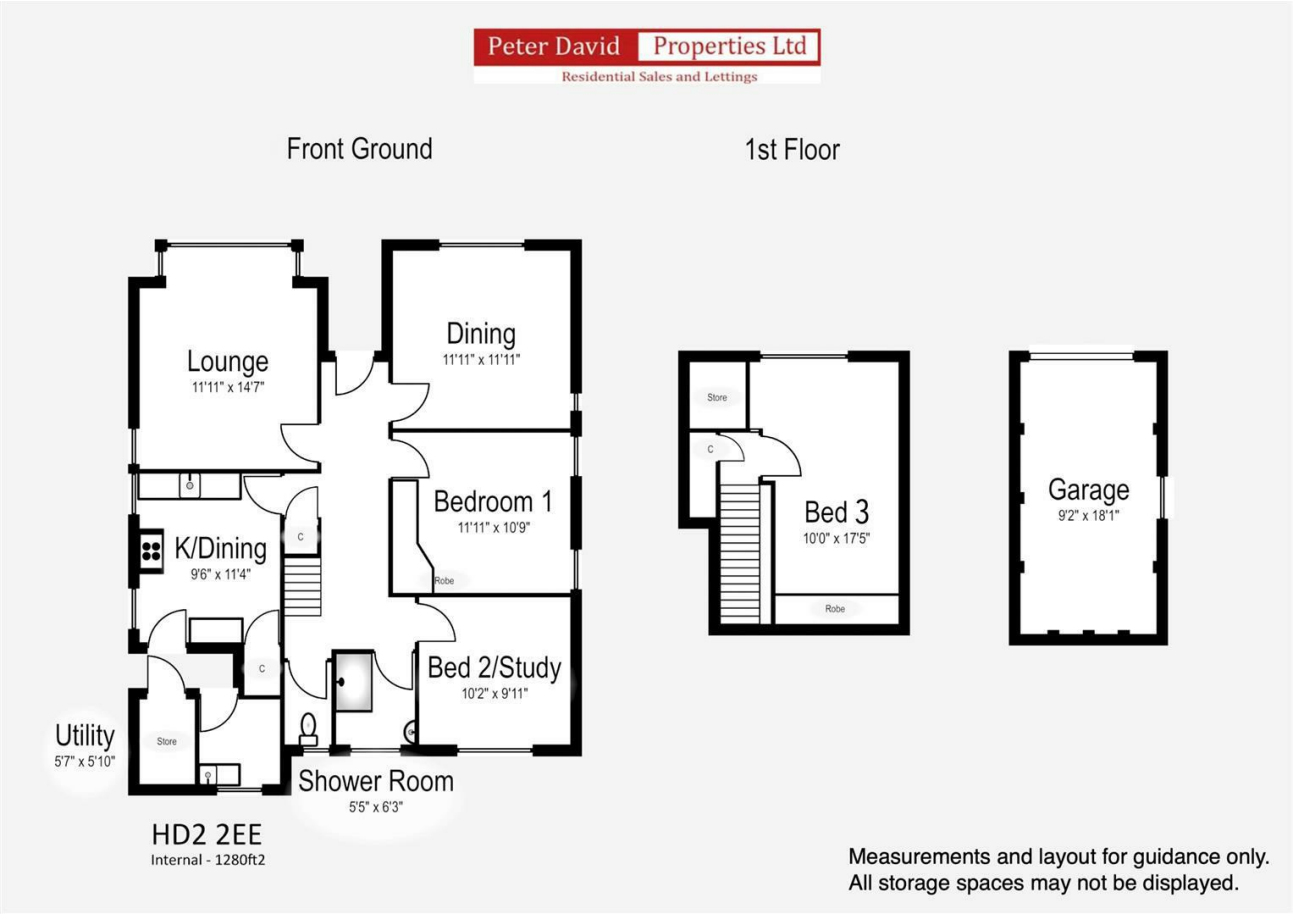
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

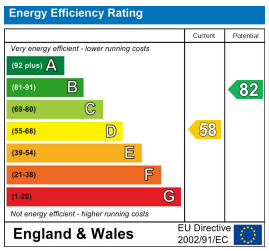
## Floor Plan

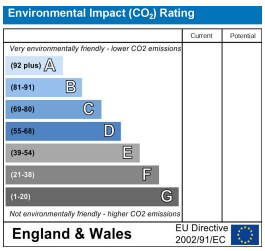



## Viewing

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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