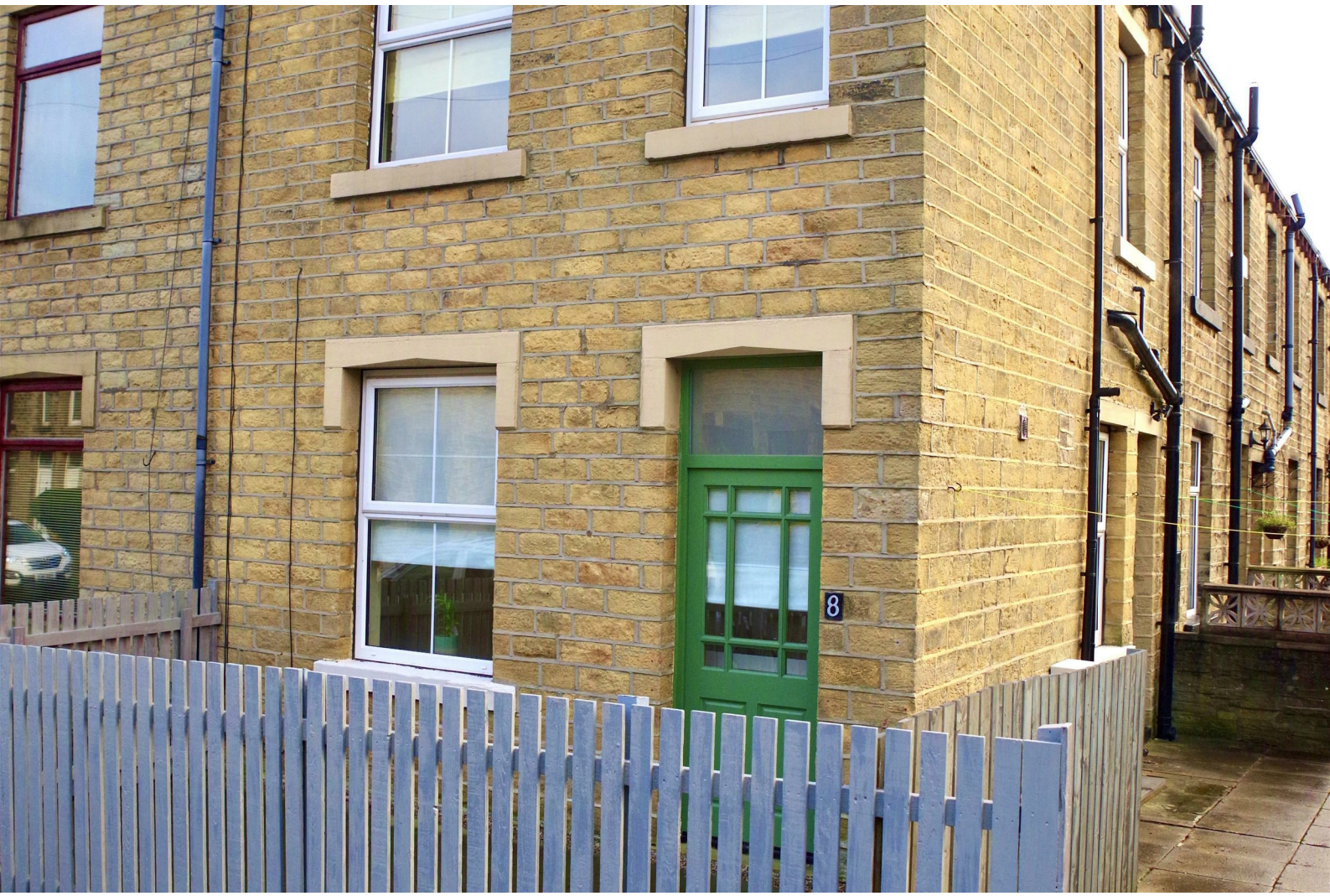
Peter David Properties Ltd

Residential Sales and Lettings



8 Grasscroft Road

Marsh, Huddersfield, HD1 4LP

Price guide £129,950

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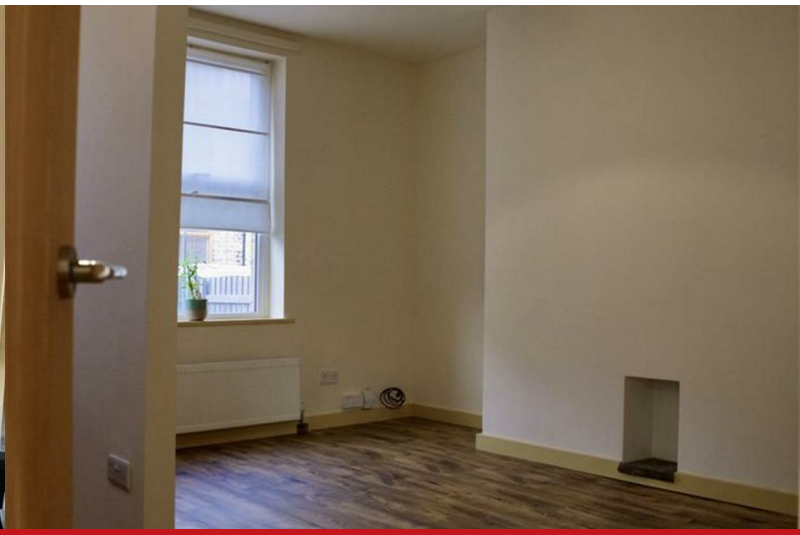

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Ground Floor

Entrance Hallway
Enter the property via a solid wooden door into the entrance hallway which provides access to the living room and kitchen. High quality laminate flooring flows throughout the ground floor.

Living Room
A light and airy living space with two PVCu windows providing plenty of natural light. Neutrally decorated throughout allowing any potential purchaser to make their own mark on the property.

Kitchen
This galley kitchen is not fully enclosed and provides an open aspect into the living room It has a brand new fully fitted kitchen with modern, cream, gloss wall and base units, laminate work surfaces and tiled splash backs. Brand new Integrated appliances comprise; an oven, a ceramic hob, an extractor fan and a fridge/freezer. The kitchen also benefits from a double bowl stainless steel sink and drainer with modern mixer tap. PVCu window to front aspect.

First Floor -

Landing
Brand new carpet flows throughout the first and second floor. Providing access to bedroom one and house bathroom. Stairs rise to the second floor.

Bedroom One
A large double bedroom with two PVCu window to front elevation allowing plenty of natural light.

House Bathroom
A brand new fully tiled shower room featuring a walk in shower with resin stone tray and frameless glass screen and a contemporary porcelain hand basin and WC. PVCu window to side elevation.

Second Floor -

Bedroom Two
A further second floor bedroom with large Velux window

Cellar
A useful space currently utilised as a utility room with plumbing for a washing machine. The boiler is also situated in the cellar.

Exterior
Externally the property benefits from an enclosed patio terrace to the front of the property with ample space for garden furniture. To the side there is patio area providing access to the property.

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.

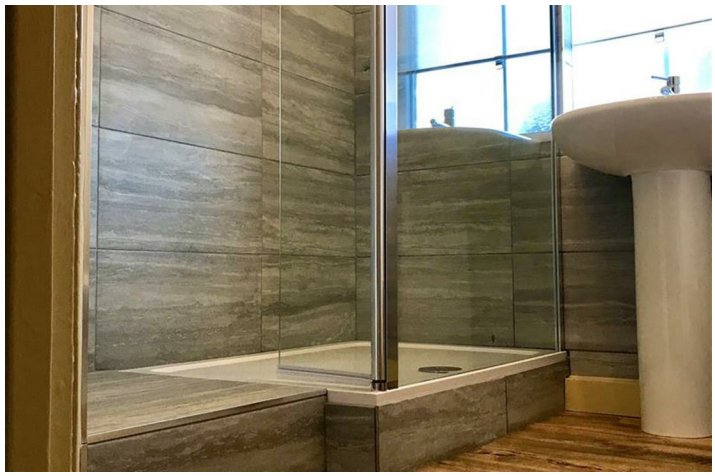
Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair,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

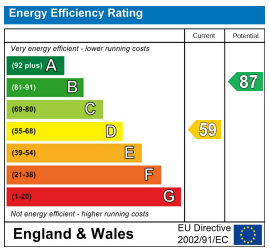
Terrain Map

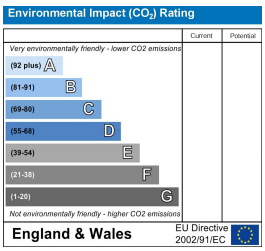
Floor Plan

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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