Peter David Properties Ltd

Residential Sales and Lettings

95 Carr Street

Marsh, Huddersfield, HD3 4BQ

Offers in the region of £239,950

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Entrance Hallway
Enter via a PVCu door into this spacious hallway with laminate and carpet to the floor. Access to all rooms.

Lounge
A spacious reception room with gas flame effect fire on a marble hearth with marble surround taking pride of place. PVCu window to front aspect.

Kitchen/Diner
To the rear of the property is this large kitchen diner with laminate wood effect flooring. Comprising of: cream matching wall and base units, granite worktops and tiled splashbacks. There is a large Rangemaster with a five ring electric hob, an extractor, a dishwasher and a fridge. A 1.5 inset stainless steel sink which sits under a PVCu window to the rear and PVCu patio doors lead out from the dining area. There is ample space for a dining table. A door leads through to the utility.

Utllity Room
This useful utility room houses combination boiler and provides wall units, laminate work surfaces and plumbing for a washing machine.

Study/Office
A useful study/office or storage space.

Bedroom One
To the front of the property is this spacious double bedroom with PVCu window to front aspect.

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

Bedroom Three
A third double bedroom with high quality fitted wardrobes, currently being used as a dressing room. PVCu window to side aspect.

House Bathroom
A partially tiled spacious bathroom comprising of: WC, wash basin, jacuzzi bath with hand held shower attachment and a corner shower unit with glass sliding doors. Benefiting from a mirrored cabinet and a chrome towel rail. PVCu privacy window to side aspect.

Exterior
The property provides a gated entrance and has block paved driveway which extends around the property. To the front there is off road parking for two cars and to the rear is a patio area with an outside TV system.

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

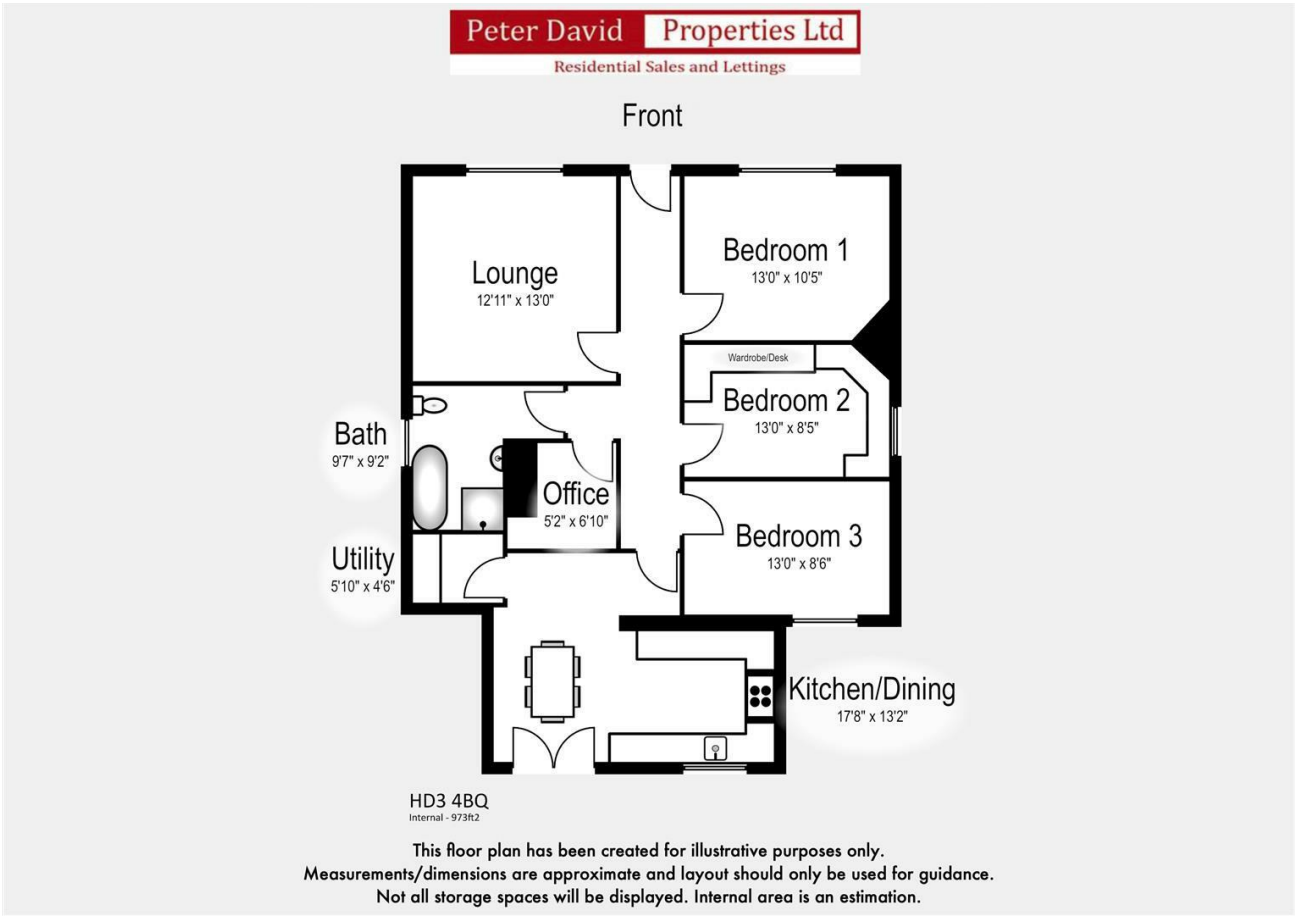
property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly 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

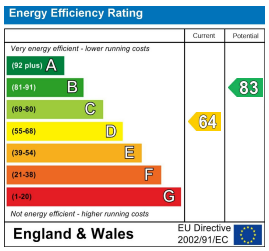


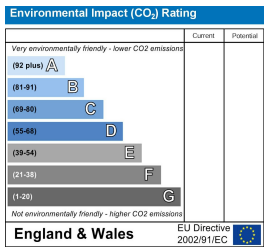
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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