Peter David Properties Ltd

Residential Sales and Lettings

6 Abbott Street

Marsh, Huddersfield, HD1 4NS

Offers in the region of £119,950

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Porch
Enter the property through a PVCu door into a entrance porch with vinyl flooring.

Living Room
A spacious living room with wood effect laminate flooring. A PVCu window to the front aspect allows for plenty of natural light.

Kitchen
A galley kitchen with vinyl flooring, matching wood wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of an eye level double oven, a gas hob, an extractor fan and a stainless steel sink and drainer. There is one under counter free standing space for an appliance. PVCu window to front aspect.

Cellar
A large useful cellar with plumbing for a washing machine and providing ample storage space.

Landing
Carpeted stairs lead to the first floor accommodation. Access to both bedrooms and house bathroom.

Bedroom One
A spacious double bedroom benefitting from fitted wardrobes and a PVCu window to the front elevation.

Bedroom Two
A second double bedroom with a PVCu window to the front elevation.

House Bathroom
A modern house bathroom with vinyl flooring. Comprising of: a WC, a wash basin and a bath with an overhead shower and glass screen.

Exterior
To the front of the property is an enclosed garden with a patio.

Mortgages
We recommend Chris Terry at Naomi Financial, 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

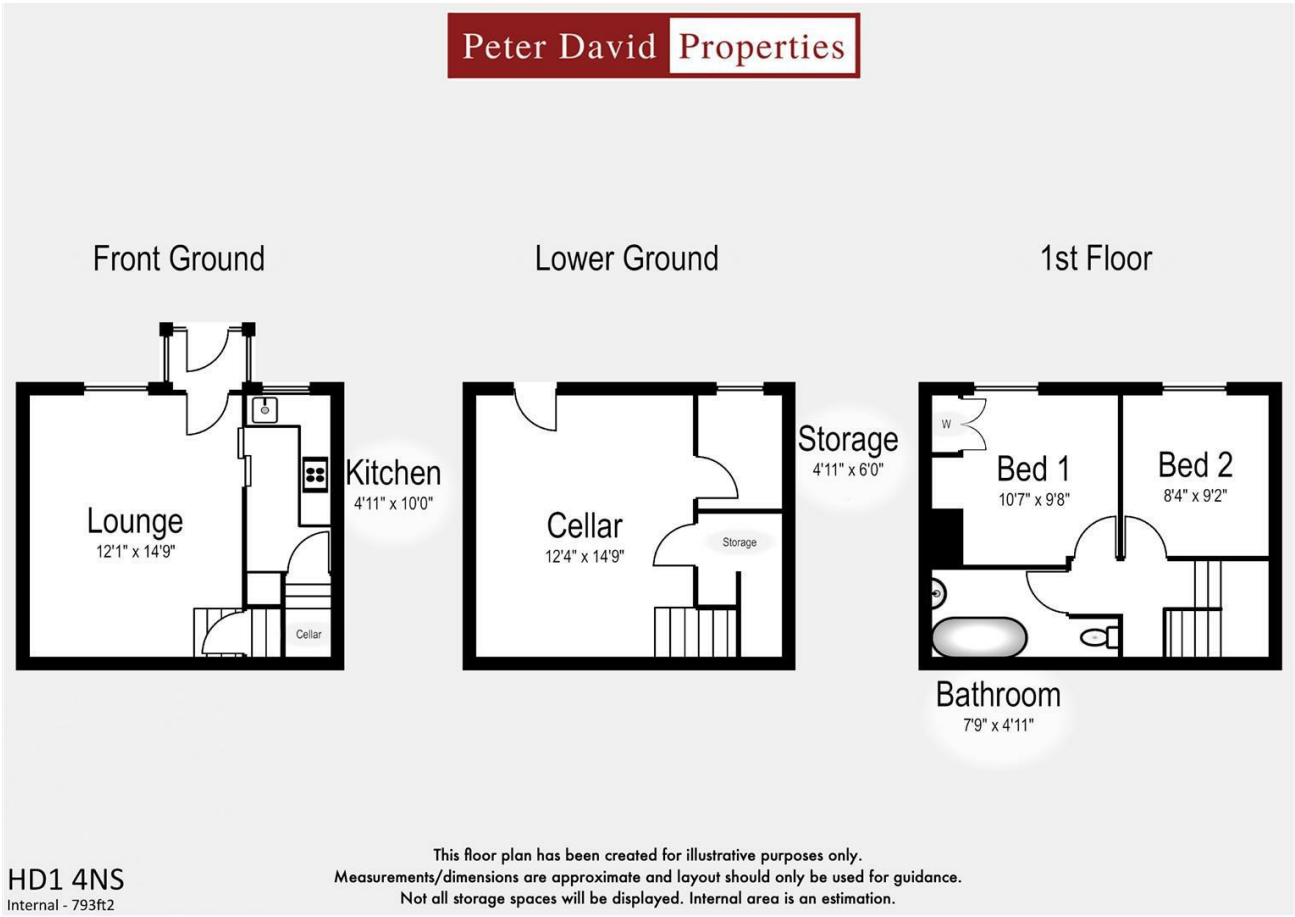
FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

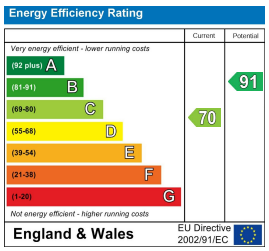
Floor Plan

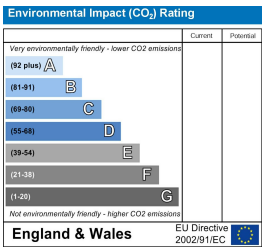


Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk