

Peter David

Properties Ltd

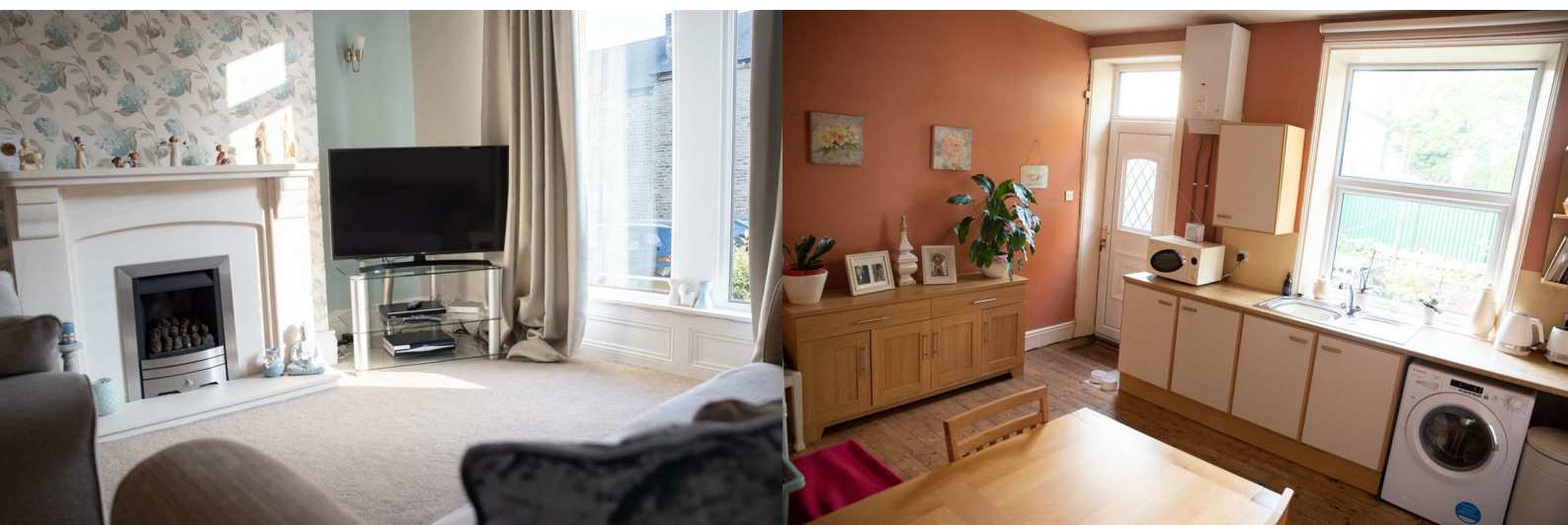
Residential Sales and Lettings



26 Virginia Road

Marsh, Huddersfield, HD3 4AZ

Price guide £155,000



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Entrance hallway

Accessed via a PVCu door with original solid wood flooring and original ornate features. Access to the living room, kitchen/diner and stairs rising to first floor accommodation.

Living room

A modern living room with a large PVCu floor to ceiling window to front aspect offering plenty of natural light. Additionally there is a gas fire with limestone surround and hearth.

Kitchen/diner

A large kitchen/diner with matching wall and base units and laminate work-surfaces. The kitchen comprises: a gas oven and an inset stainless steel sink and drainer. Additionally there is room for a freestanding appliance and ample space for a dining table. PVCu door and window to rear and access to cellar.

Landing

Landing area with access to bedrooms, bathroom and stairs to second floor.

Master bedroom

A large double bedroom with two PVCu windows to front elevation. Benefiting from a neutral carpet and a useful storage cupboard.

Bedroom Two

A further double bedroom with PVCu window to rear aspect.

House bathroom

A house bathroom featuring a three-piece suite comprising: WC, hand basin and bath. PVCu window to rear aspect.

Bedroom Three

A third double bedroom located on the second floor with two Velux windows. This room is in need of some cosmetic improvements but could make an ideal master bedroom. Also benefitting from under eaves storage.

Cellar

A large cellar leading down from the kitchen. This area could be converted into a further two rooms. Also benefitting from a store room.

Exterior

To the front of the property there is a paved area with on street parking. To the rear there is an enclosed garden with grassed area and patio.

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.

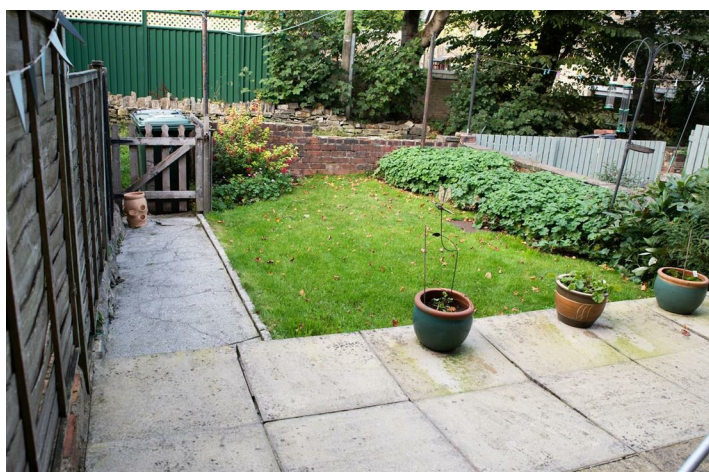
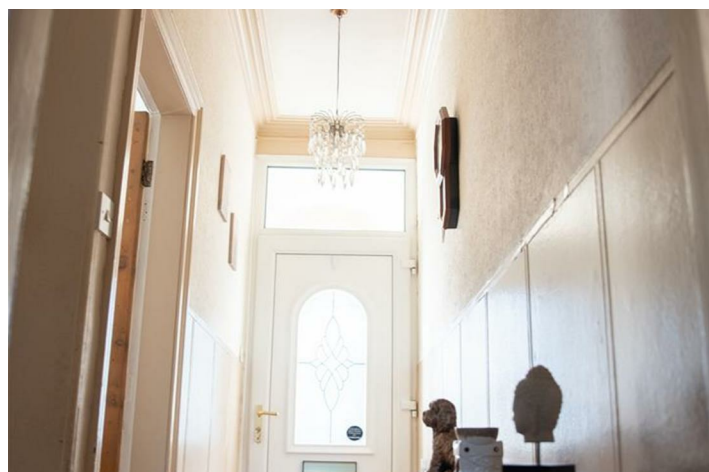
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



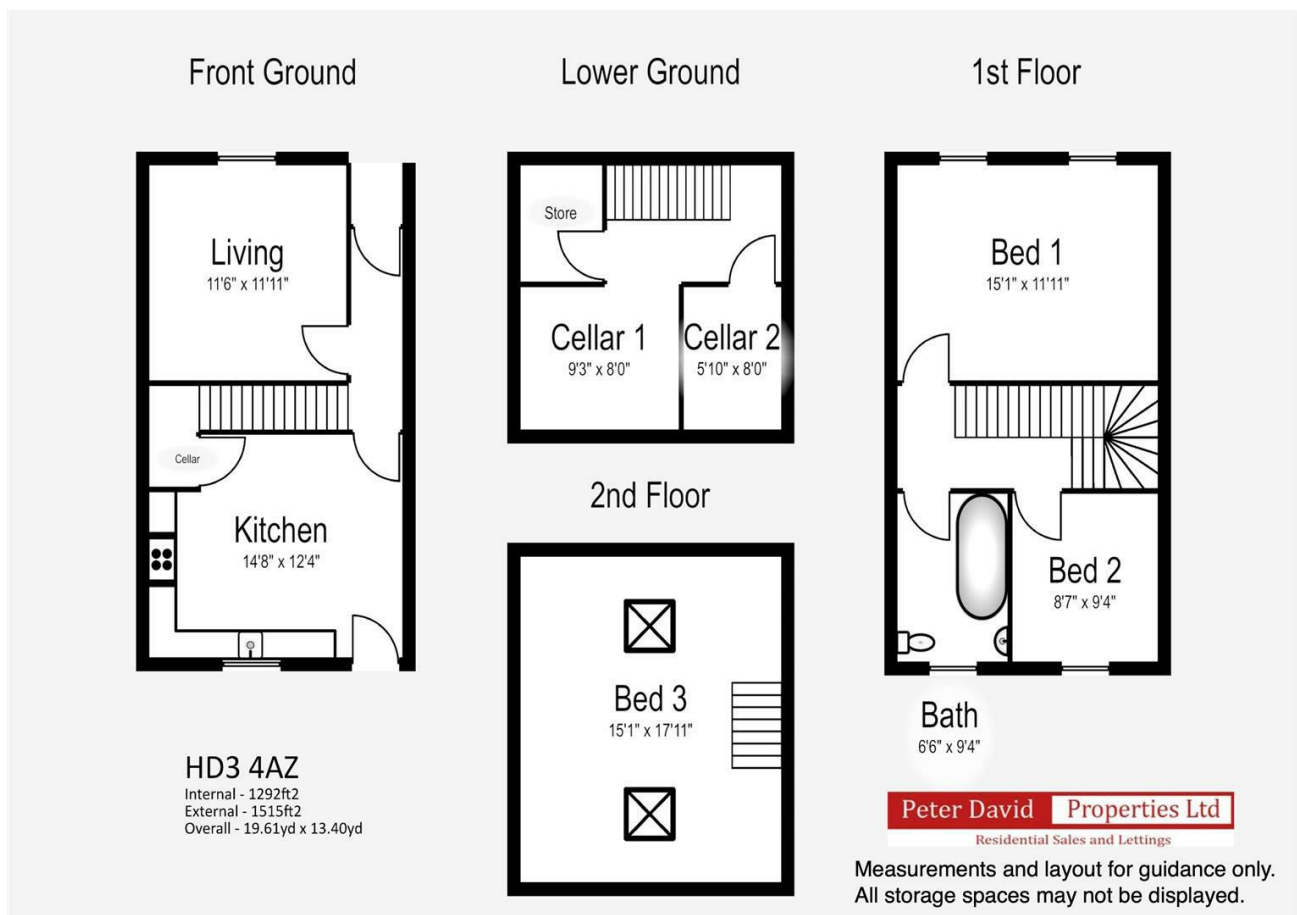
Hybrid Map



Terrain Map



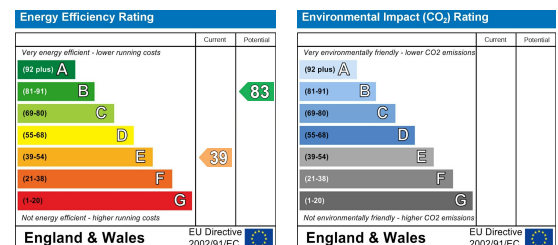
Floor Plan



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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