Peter David Properties Ltd

Residential Sales and Lettings

172 Broomfield Road

Marsh, Huddersfield, HD1 4QH

Offers in the region of £150,000

2 1 2

172 Broomfield Road

Marsh, Huddersfield, HD1 4QH

Offers in the region of £150,000

Entrance Hallway
Enter the property via PVCu door with stairs rising to first floor accommodation. Access to living room.

Living Room
This living room has a marble fireplace housing a gas fire. PVCu bay window to front aspect.

Dining Room
This dining room is to the rear of the property. PVCu window to rear aspect. Access to kitchen.

Kitchen
The kitchen has white matching wall and base units, laminate worksurfaces, tiled spashbacks and a 1.5 ceramic sink and drainer under a PVCu window overlooking the rear garden. Benefiting from a large storage cupboard and PVCu door to the side.

Landing
Access to all bedrooms and house bathroom.

Bedroom One
To the front of the property is a double bedroom with fitted wardrobes. PVCu window to front elevation.

Bedroom Two
To the rear of the property is a further double bedroom with fitted wardrobes. PVCu window to rear aspect.

House Bathroom
A partially tiled house bathroom with vinyl flooring. Comprising of: WC, hand basin and bath with overhead shower. Benefiting from a large storage cupboard and PVCu privacy window to rear elevation.

Exterior
To the rear of the property is a spacious garden with paved pathway and lawns to either side. There is a garage to the rear of the garden, which is accessed at the rear. To the front is a lawn with borders and a tarmac pathway which leads through to the rear of 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.

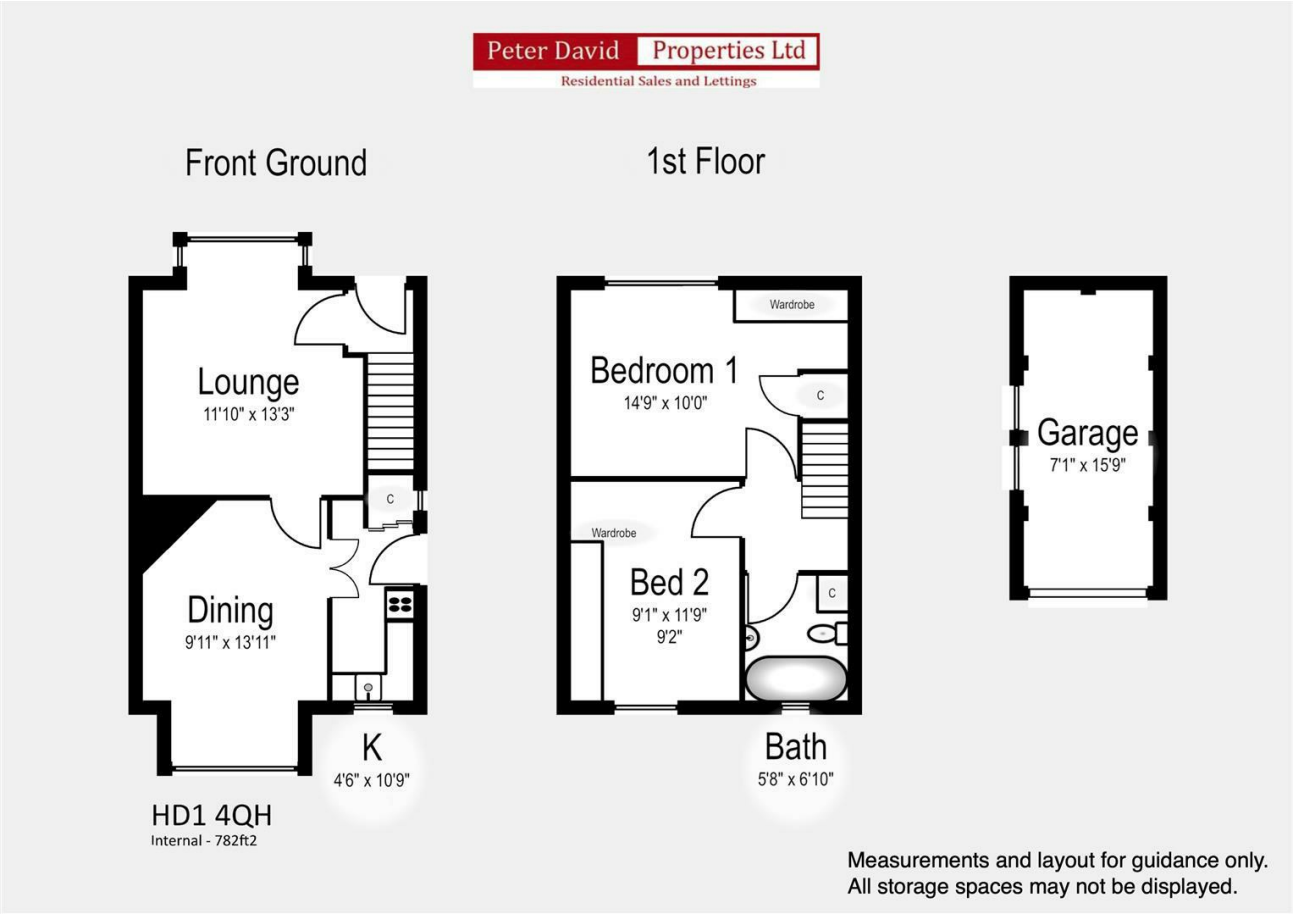
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

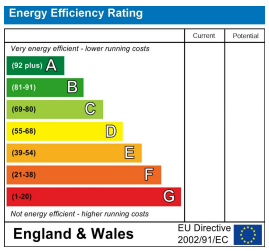
Floor Plan

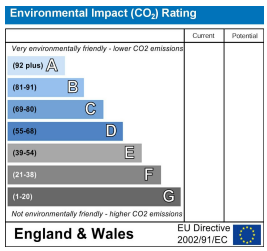


Viewing

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.

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