

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 172 Broomfield Road

Marsh, Huddersfield, HD1 4QH

Offers in the region of £150,000



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## 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 splashbacks 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.

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