

Peter David

Properties Ltd

Residential Sales and Lettings



13 Syringa Street

Marsh, Huddersfield, HD1 4PD

Offers in the region of £195,000



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Living Room

Enter the property through a PVCu door into this spacious living room. A carpeted and cosy living room with a feature gas fireplace with surround making for an ideal focal point. There is a large PVCu window to the front aspect allowing plenty of natural light. Access provided to the cellar, kitchen/diner and stairs rise to first floor accommodation.

Kitchen/Diner

To the rear is the kitchen/diner with wooden flooring, matte white matching wall and base units, laminate work surfaces and tiled splashbacks. There are two free standing spaces for appliances and an with a stainless steel inset sink. There is ample for a table and PVCu patio doors lead out to the rear garden. To the rear of the kitchen is a useful utility room which is equipped with space for a washer and a dryer. There is an additional PVCu door to the rear garden and access to the WC.

Ground Floor WC

A useful ground floor WC comprising of a WC and a corner ceramic wash basin. A privacy PVCu window to the rear aspect of the property.

Cellar

A generously sized versatile cellar. A perfect canvas for the buyer to utilise this space to meet their needs. The cellar has plumbing and a stainless steel sink as well as a window to the front aspect of the property.

Landing

Carpeted stairs rise to the first floor accommodation. Access to all of the first floor rooms and the loft space.

Master Bedroom

A carpeted large master bedroom which has been tastefully decorated by the current vendors. There is further access to the inner hallway which leads to the house bathroom. A PVCu window to the rear aspect of the property.

Bedroom Two

A second carpeted double bedroom. A PVCu window to the front aspect of the property.

Bedroom Three

A third carpeted double bedroom. A PVCu window to the rear of the property.

House Bathroom

A partially tiled house bathroom. Comprising of: An overhead shower/bath with glass screen, WC and wash basin. There are two privacy PVCu windows to the rear and side aspect.

Storage Cupboard

A spacious storage cupboard currently utilised as a home office is a great extra space.

Exterior

To the front of the property is a stone flagged area and pathway to the front door. To the rear of the property is an enclosed garden with a flagged stone patio. There is access to the passageway through a side gate.

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.

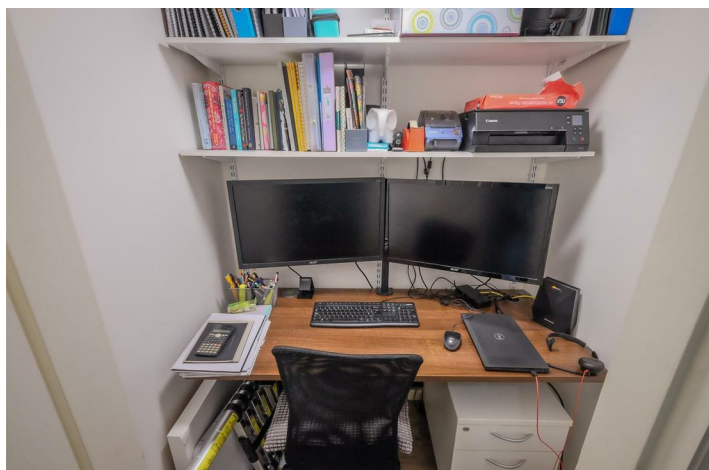
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you,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

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Road Map



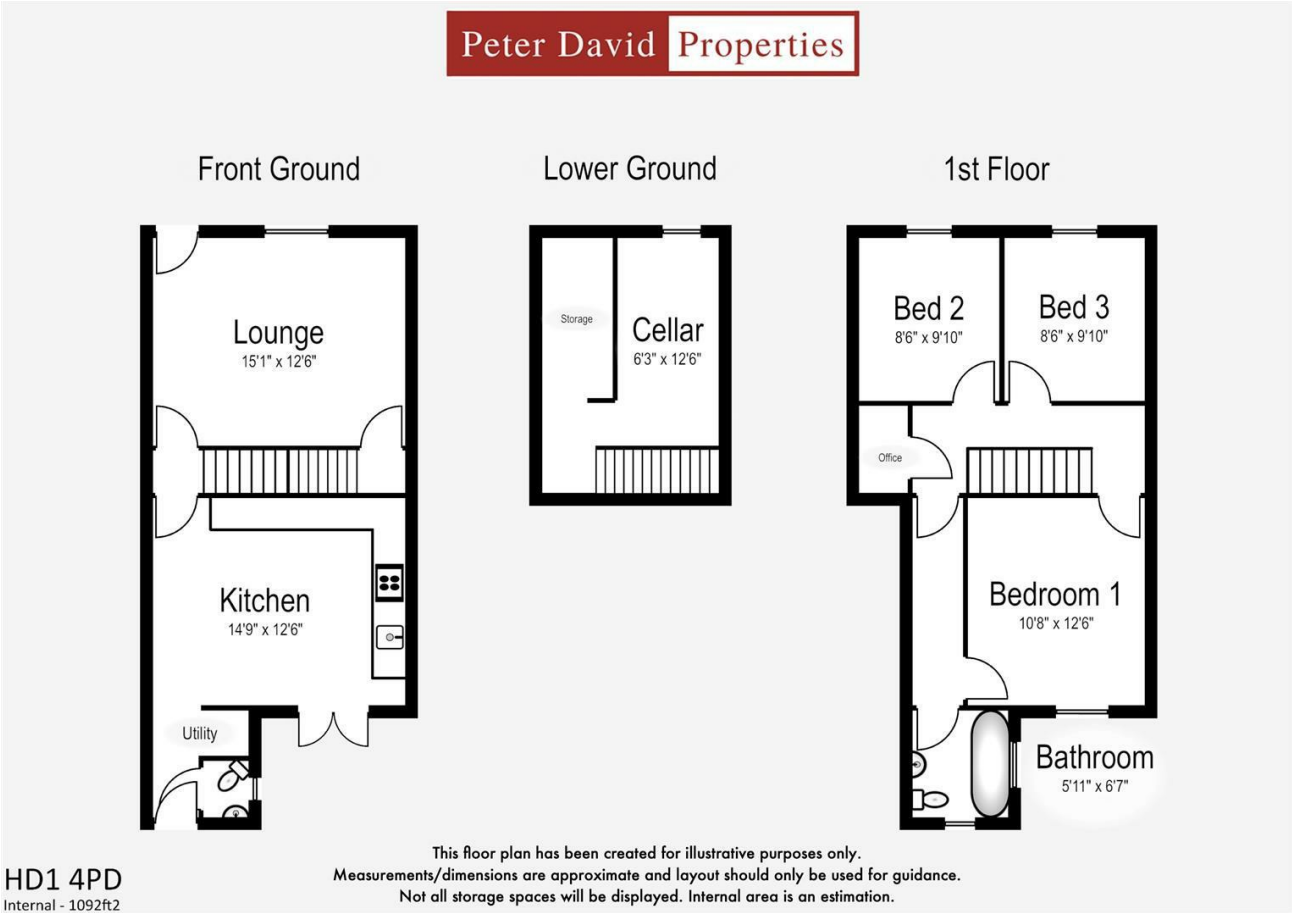
Hybrid Map



Terrain Map



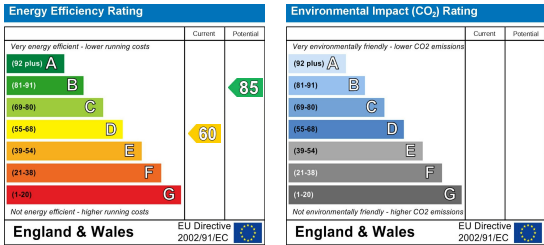
Floor Plan



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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