

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 27 Syringa Street

Marsh, Huddersfield, HD1 4PD

Offers in the region of £189,950



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## Groundfloor:-

### Entrance Hallway

Enter the property via a composite door into the hallway with laminate flooring and original feature cornice. Access to the living room and kitchen/diner. Stairs rise to the first floor.

### Living Room

To the front of the property is the carpeted living room with a modern electric fire with wood surround providing a focal point. PVCu leded windows to front aspect.

### Kitchen/Diner

To the rear is the kitchen/diner with laminate flooring. Comprising of: wood effect matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliance consist of an eye level double electric oven, a gas hob, an extractor and two circular stainless steel sinks. There are two free standing spaces for appliances, one with plumbing for a washing machine and a walk in pantry The dining space has ample room for a table and PVCu patio doors lead out to the garden room.

### Garden Room

A useful garden room with PVCu patio doors out to the rear garden.

### Cellar

Off the kitchen is this useful cellar, ideal for storage or could be made into an extra room.

### First Floor:

Carpeted stairs rise to the first floor accommodation.

### Bedroom Two

To the front of the property is this spacious double bedroom with fitted wardrobes. Two PVCu leded windows to front elevation provide plenty of natural light.

### Bedroom Three

To the rear is a third double bedroom with fitted wardrobes. PVCu window to rear elevation.

### House Bathroom

A partially tiled house bathroom with laminate flooring. Comprising of: WC, wash basin and bath with overhead electric shower. PVCu privacy window to rear elevation.

### Second Floor:

Carpeted stairs rise to the third bedroom.

### Bedroom One

A spacious double bedroom with wood flooring. PVCu window to rear aspect. There would be potential to create a luxury master with en-suite in this space.

### Exterior

To the rear of the property, accessed from the garden room is the enclosed garden with an artificial lawn. To the front is an enclosed gravelled garden with a paved pathway to the front door. There would be potential to create an off road parking space to the front (STPP)

### 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.

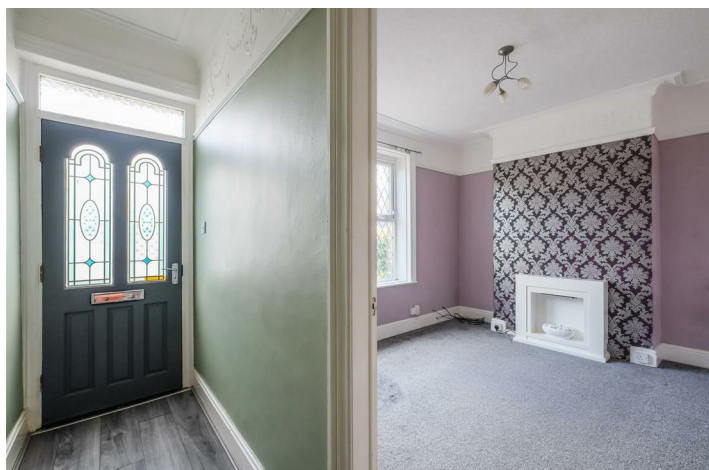
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



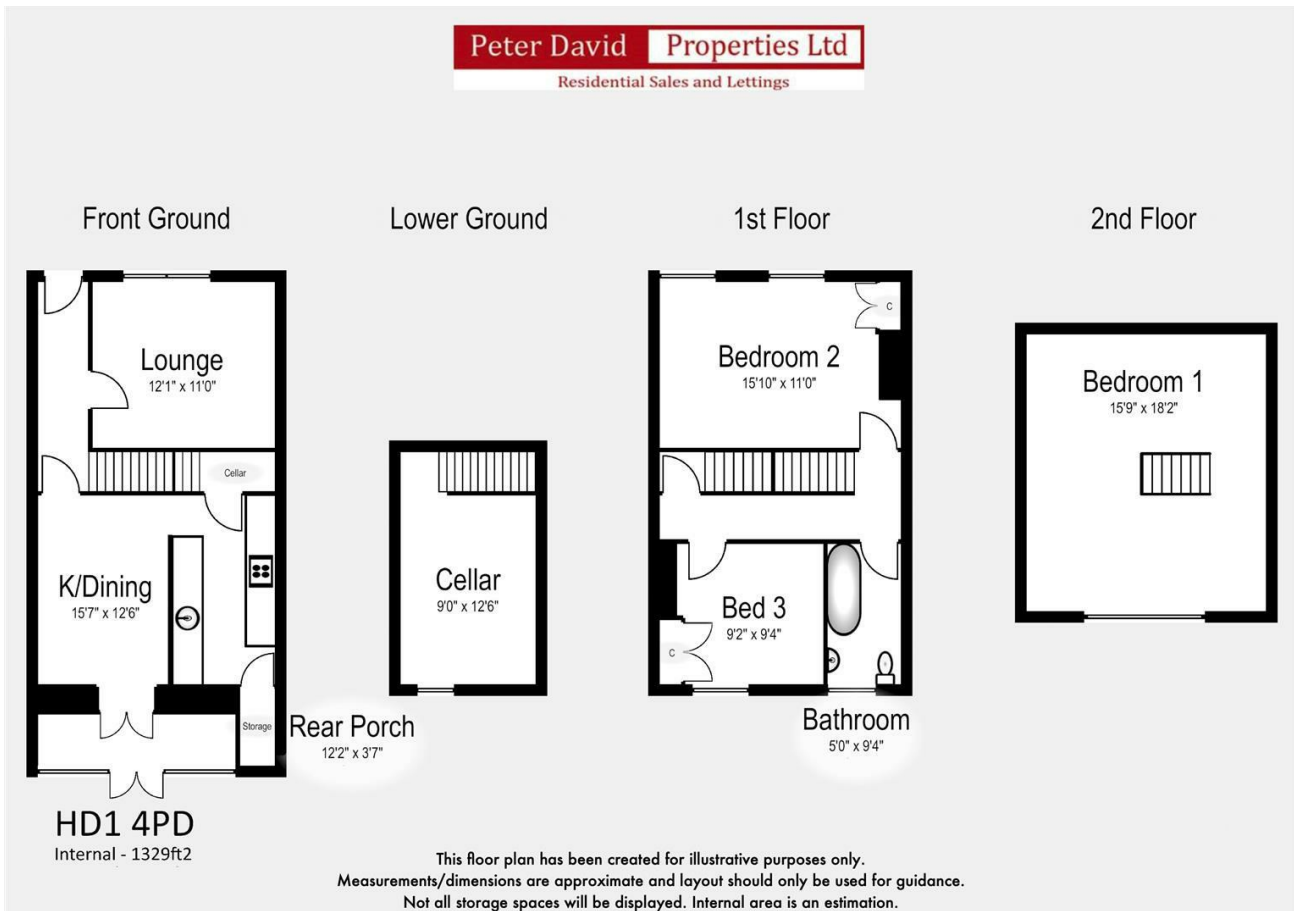
## Hybrid Map



## Terrain Map



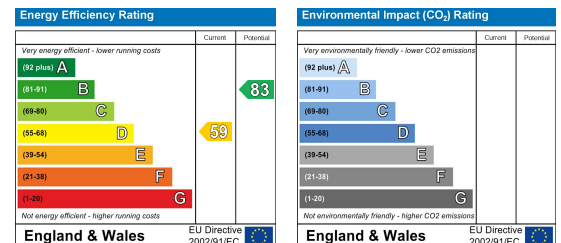
## Floor Plan



## 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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