

Peter David

Properties Ltd

Residential Sales and Lettings



## 56 Wellfield Road

Marsh, Huddersfield, HD3 4BJ

Offers in the region of £265,000



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## First floor -

### Entrance hallway

Access to the property is via a composite door on the first floor. There are PVCu floor to ceiling windows to the side of door and separate PVCu window to side aspect. Neutral carpet flows throughout the property with stairs leading down to the kitchen/diner and stairs rising to the first floor accommodation.

### Bedroom four/Reception room two

A large double bedroom with PVCu window to front aspect. This room could be used to serve a variety of purposes (office, snug, playroom)

### Living room

A light and airy living space with two PVCu windows providing dual aspect to garden and side. French doors and Juliet balcony offer far reaching views across the valley. The room also features a gas fire with wood and marble surround.

### Shower room

A modern shower room with WC, hand basin and shower cubicle featuring a PVCu window with privacy glass to rear elevation.

## Second floor -

### Landing

The landing is light and spacious with neutral carpet running throughout. Access to bedrooms, house bathroom and loft. PVCu window to side aspect.

### Master bedroom

A spacious master bedroom with PVCu window to front elevation.

## En-suite

A recently fitted, modern en-suite with shower cubicle featuring a double rain head shower and vanity unit with inset WC and hand basin. Also benefiting from a chrome towel rail and PVCu window to side elevation.

## Bedroom two

A second double bedroom with PVCu window to rear elevation.

## Bedroom three

A third double bedroom with PVCu window to rear aspect.

## House bathroom

A house bathroom comprising of a WC, hand basin and bath with PVCu window with privacy glass to front elevation.

## Ground floor -

### WC

A Useful ground floor WC with hand basin.

### Utility room

A handy utility room with a laminate work surface and space for two free standing appliances including plumbing for a washing machine. PVCu window to rear.

### Kitchen/Diner

A modern, open plan, spacious kitchen/diner with matching wall and base units, tiled splash-backs, laminated work surfaces and a stainless steel sink and drainer. Integrated appliances comprise of: an electric oven, a gas hob and an extractor fan. There is also space for two free standing appliances. There is a pleasant dining area with French doors to the rear

which lead into the garden, additionally there are two PVCu windows allowing plenty of natural light.

### Exterior

To the rear of the property there is a two-tiered, low maintenance, south facing garden with mature trees, artificial grass and attractive patio area with glass balcony. To the front a lawn and driveway (with parking for up to two cars) leading up to a single garage.

### 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



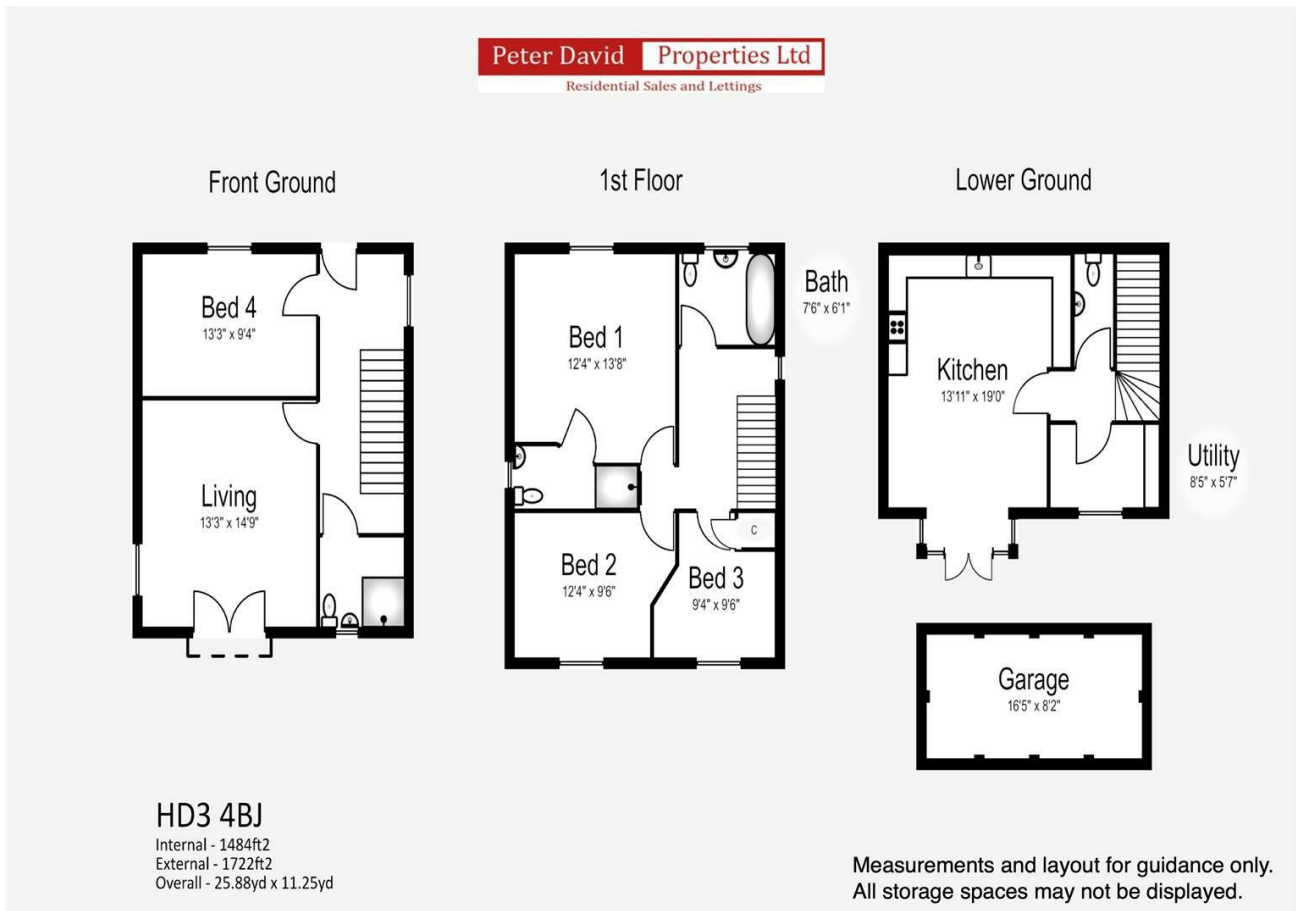
## Hybrid Map



## Terrain Map



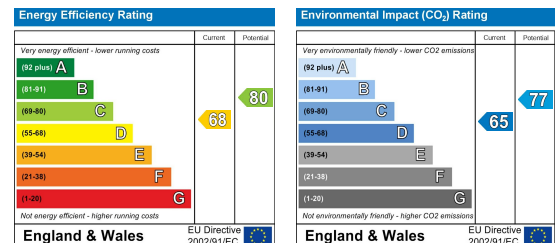
## Floor Plan



## 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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