Peter David Properties Ltd

Residential Sales and Lettings

7 Woods Avenue

Marsden, Huddersfield, HD7 6JX

Offers in the region of £160,000

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Ground Floor -

Entrance Hallway
Enter the property via a PVCu front door into the entrance hallway. The hallway provides access to the living room, kitchen, cellar and stairs rise to the first floor accommodation.

Living Room
A spacious living room benefiting from a dual aspect with a large PVCu window to the front and a further PVCu window to the rear aspect allowing plenty of natural light. There is a wooden fireplace housing a gas fire on a marble hearth.

Kitchen
This kitchen comprises cream matching wall and base units, laminate work surfaces, tiled splash-backs and a stainless steel sink and drainer. There are two free standing spaces for additional appliances one of which has plumbing for a washing machine. A PVCu window overlooks the tiered South-East facing rear garden, and a PVCu door provides access. Ample space for a dining table.

First Floor -

Landing
The landing provides access to all bedrooms and the house bathroom.

Bedroom One
A spacious double bedroom set to the rear of the property with a PVCu window looking out to the rear garden.

Bedroom Two
A second double bedroom set to the rear of the property with a PVCu window overlooking the rear elevation.

Bedroom Three
A single bedroom set to the front of the property with splendid views over Marsden moor.

House Bathroom
The property benefits from a wet room with vinyl flooring and a three-piece suite comprising; a wash basin, a WC and a shower. There is also a PVCu privacy window to the front aspect.

Exterior
Externally the property boasts a front and a rear garden. The front garden has decorative chipped slate and mature shrubs. A tarmacked pathway leads to the front door and down the side of the property to the rear garden. To the rear is a spectacular south-east facing tiered garden. Across the four tiers you can find various patio areas, mature shrubs, and a decked area to the fourth tier.

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.

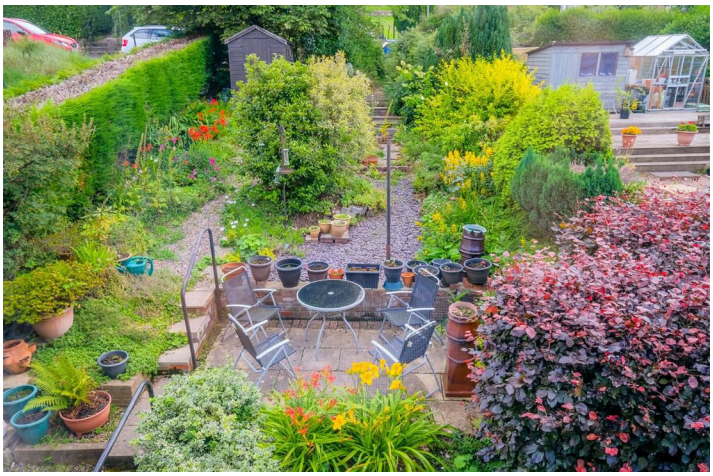
Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales

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.

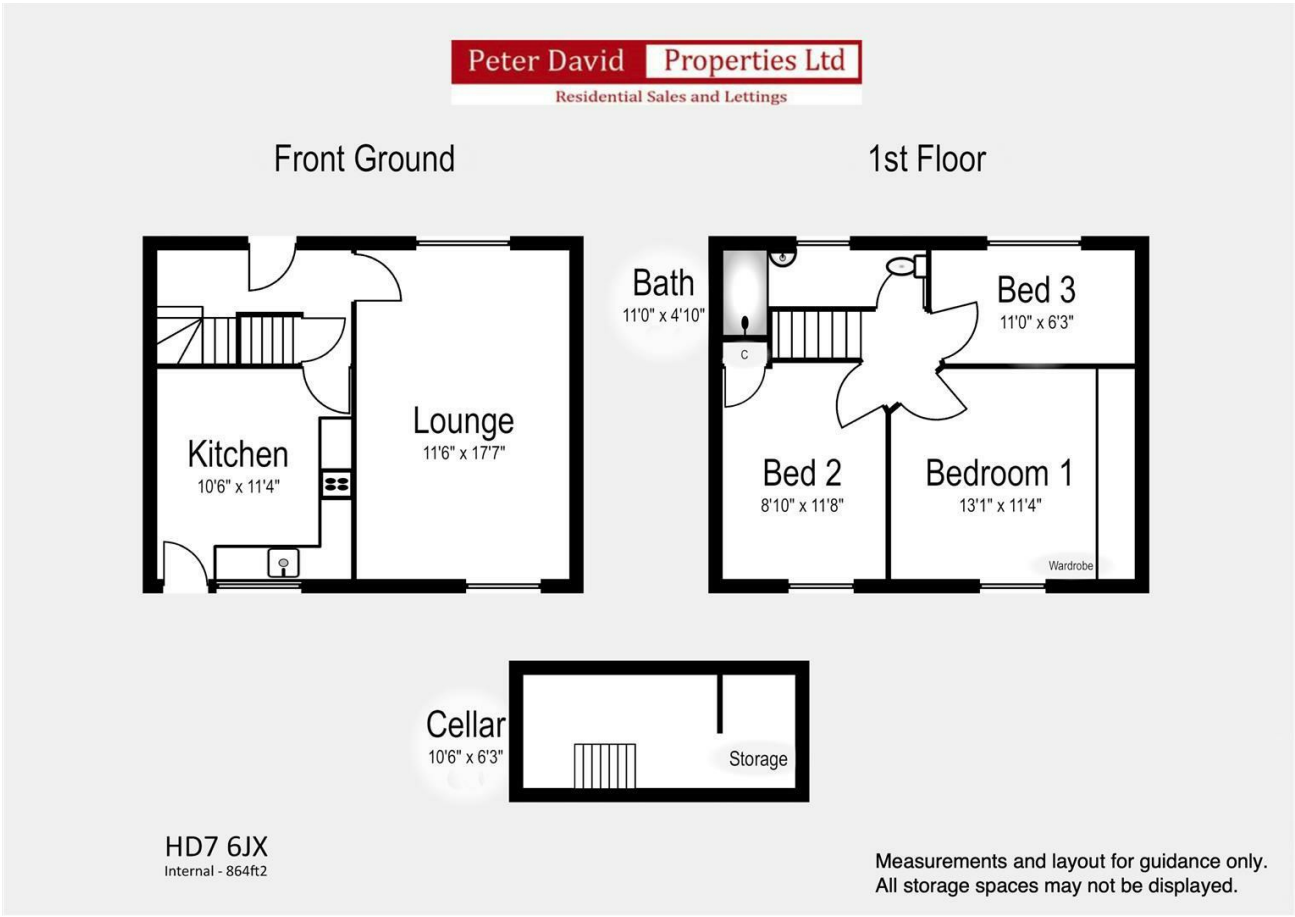


Road Map

Hybrid Map

Terrain Map

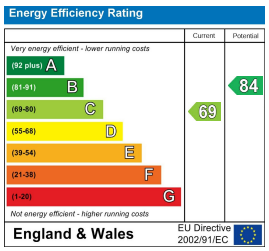
Floor Plan

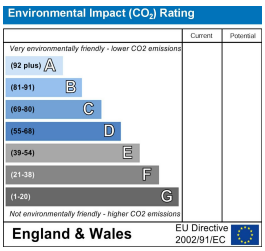


Viewing

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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