

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 46 Haywood Avenue Marsh

Marsh, Huddersfield, HD3 4BG

Price guide £174,950



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## Entrance Hallway

Accessed via a composite door this entrance hallway features an oak wood flooring with stairs rising to the first accommodation.

## Living Room

A generous but cosy living room featuring a multi-fuel stove on a stone hearth. PVCu window to the front aspect and access to the kitchen diner.

## Kitchen/Diner

This modern kitchen/diner which is set at the rear of the property features hi-gloss wall and base units, black galaxy granite work surfaces and glass splash back. Integral appliances comprise of; an American fridge/freezer, a stoves range cooker with a seven ring gas hob, an extractor fan, a stainless sink and drainer and a Whirlpool microwave oven. Also benefiting from granite tiled flooring, a large under stairs storage cupboard and ample space for a dining table. Allowing plenty of natural light through two PVCu windows to the rear aspect and PVCu french doors which lead into a private and enclosed garden to the rear.

## Landing

An unusually larger landing with feature cast iron banister provides access to all bedrooms and house bathroom.

## Master Bedroom

A characterful large double bedroom with feature fireplace with wood surround also benefiting from the original solid wood flooring. PVCu window to front elevation.

## Bedroom Two

A second double bedroom also featuring the original

solid wood flooring and benefiting from large built in wardrobes with sliding doors. PVCu window to rear elevation.

## Bedroom Three

A third double bedroom which is currently utilised as a dressing room. There are large freestanding wardrobes to two walls. This room could be used to serve a variety of purposes (Bedroom, office, dressing room)

## House Bathroom

A fully tiled house bathroom with a three piece suite, briefly comprising: a bath with overhead shower and glass screen a WC and a hand basin. The bathroom also benefits from of a full length glass mirrored cabinet , an LED wall mirror, a wall-mounted chrome radiator and ceramic tiled flooring. There is frosted PVCu window rear elevation.

## Exterior

Externally the property benefits from a driveway to the front with parking for up to two cars and to the rear there is an large enclosed private garden with a patio area, large lawn, rockery and mature shrubs.

## 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.

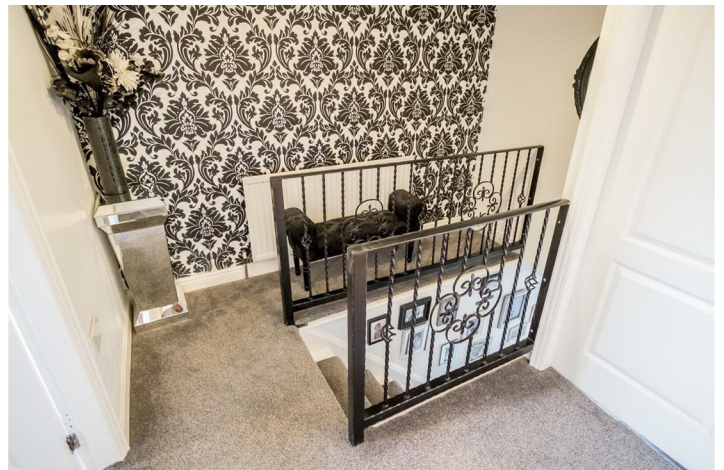
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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

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## Road Map



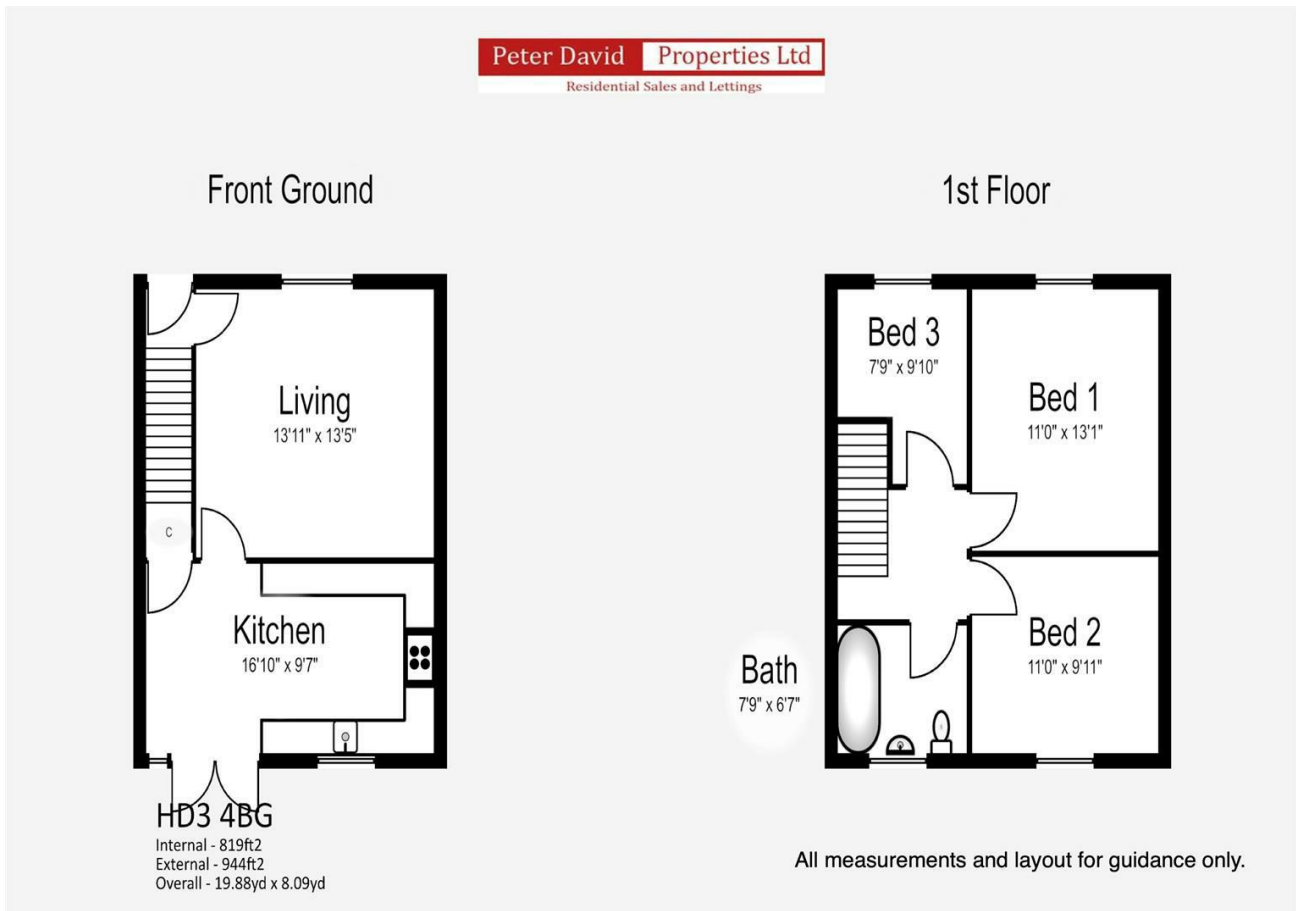
## Hybrid Map



## Terrain Map



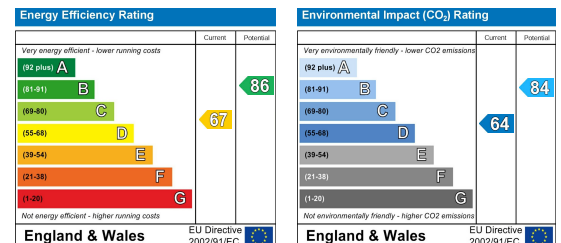
## Floor Plan



## 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



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