Peter David Properties Ltd

Residential Sales and Lettings

# 110 Carr Street

Marsh, Huddersfield, HD3 4BE

**Offers in the region of £199,000**

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### Entrance Porch
Enter the property via a composite door with glass side panels. PVCu window to two sides and a PVCu door into the hallway.

### Hallway
A spacious hallway with understairs storage. Stairs rise to first floor accommodation and access to living room and kitchen/diner.

### Living Room
To the front of the property is a spacious living room with PVCu window to front aspect.

### Kitchen/Diner
To the rear of the property is a modern kitchen diner with laminate flooring, hi-gloss matching wall and base units, laminate work surfaces and laminate splashbacks. Integrated appliances comprise of: an electric oven, a five ring gas hob, a modern extractor fan, a dishwasher and a washing machine. There is one free standing space for an appliance and ample space for a dining table. A PVCu window over a ceramic sink and drainer with modern tap and PVCu door leading out to the rear garden.

### Landing
Stairs rise to first floor accommodation with PVCu window to side aspect and access to all bedrooms and house bathroom

### Bedroom One
A double bedroom with fitted wardrobes and neutral carpet. PVCU window to front elevation.

### Bedroom Two
A second double bedroom with fitted wardrobes and neutral carpet. PVCu window to rear elevation.

### Bedroom Three
A single bedroom with PVCu window to front aspect.

### House Bathroom
A fully tiled bathroom with tiled flooring. Comprising of: WC, wash basin, P-shaped bath with overhead rainhead shower and wrap around glass screen. Benefiting from a feature mirror, a chrome towel rail and pVCu privacy windows to side aspect.

### Exterior
To the front of the property is a newly laid stone driveway with parking for two cars. To the rear is a very large enclosed. concrete garden with a garage. There would be space to extend to both the rear and side (subject to planning permissions)

### 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

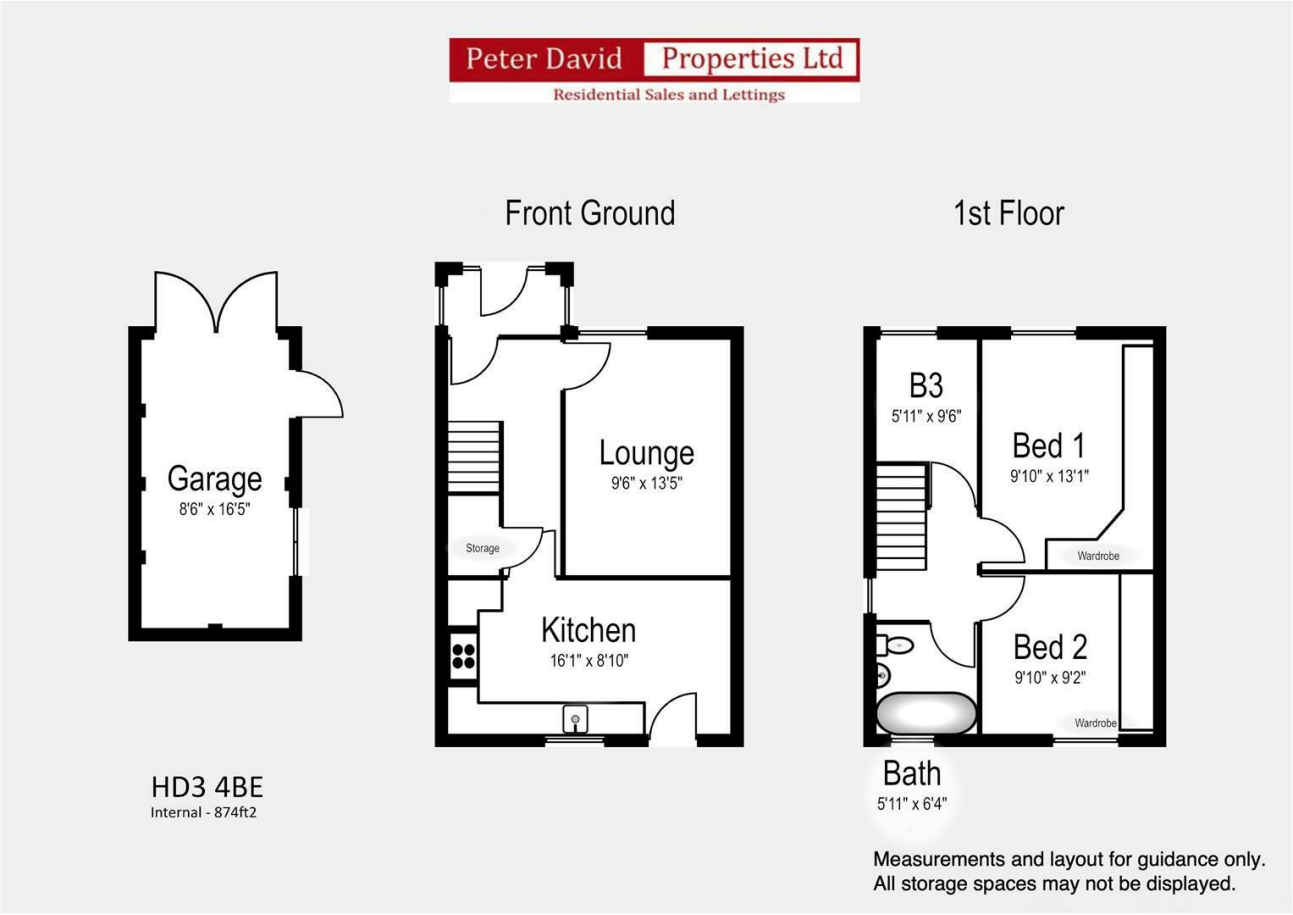
property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly 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

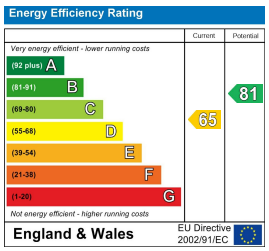
## Floor Plan

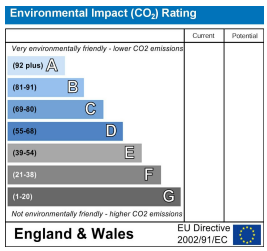



## Viewing

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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