

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 122 Luck Lane

Marsh, Huddersfield, HD1 4RA

Offers in the region of £250,000



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## Ground Floor -

### Entrance Hallway

Enter the property through a stylish composite front door into the welcoming entrance hallway, enhanced by wood-effect laminate flooring. From here, you'll find access to the spacious living room, a convenient ground floor WC, a modern kitchen/diner, and stairs leading up to the first-floor accommodation.

### Ground Floor WC

A useful ground floor WC comprising of a WC and a wash basin. There is also access to the cellar.

### Living Room

Step into the elegantly designed living room, highlighted by a spacious PVCu bay window that floods the space with natural light. A stunning marble fireplace, complemented by a cozy gas fire, serves as the room's focal point. Completing the ambiance is a luxurious neutral carpet underfoot, adding warmth and comfort to the room.

### Open Plan Kitchen/Diner/Living Room

This property features a captivating open-plan kitchen/dining/living room, truly the heart of the home, offering an ideal space for both entertaining and relaxation. The kitchen is stylishly equipped with matching cream gloss wall and base units, complemented by wood-effect laminate work surfaces and tiled splash-backs. A composite sink drainer adds a modern touch. Integrated appliances include an electric oven, a grill, a 4-ring gas hob, and a fridge/freezer. There is two additional spaces for appliances one with plumbing for a washing machine and one for a dishwasher. The current occupiers have thoughtfully divided this expansive space into three

distinct zones, ensuring ample room for living and dining. A PVCu door provides seamless access to the rear garden.

## First Floor -

### Landing

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

### Bedroom One

A generously proportioned master bedroom, thoughtfully designed with built-in wardrobes and cupboards, offering ample storage space. A PVCu window to the rear showcases stunning views, adding to the room's appeal.

### Bedroom Two

The second double bedroom features a hardwood window overlooking the front elevation, providing a bright and inviting space.

### Bedroom Three

A good sized single bedroom with a hardwood window to the front elevation.

### House Bathroom

A partially tiled house bathroom comprising of a WC, a wash basin, a roll top bath and a corner shower cubicle with a glass screen. There is a radiator and a PVCu privacy window to the rear.

### Exterior

This property exudes curb appeal, enhanced by mature trees and shrubs adorning the front. A tarmac driveway offers parking for two cars, adding convenience for homeowners and guests alike. To the rear, you'll find an enclosed garden featuring a well-maintained lawn,

perfect for outdoor relaxation and leisure. Beyond the lower section of the garden lies an allotment plot, leased by the current vendors from Kirklees Council at an approximate cost of £22 per annum.

### **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

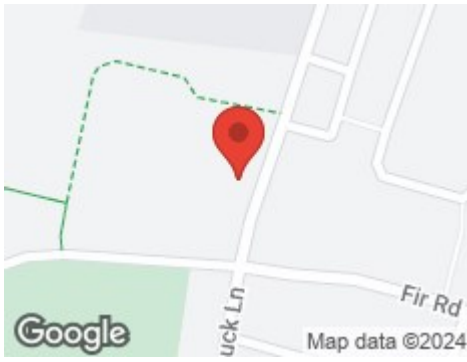
only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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

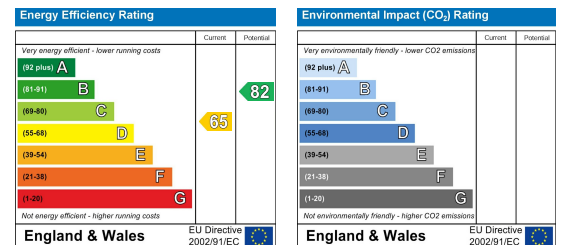


## Floor Plan

## 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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