

# Peter David

# Properties Ltd

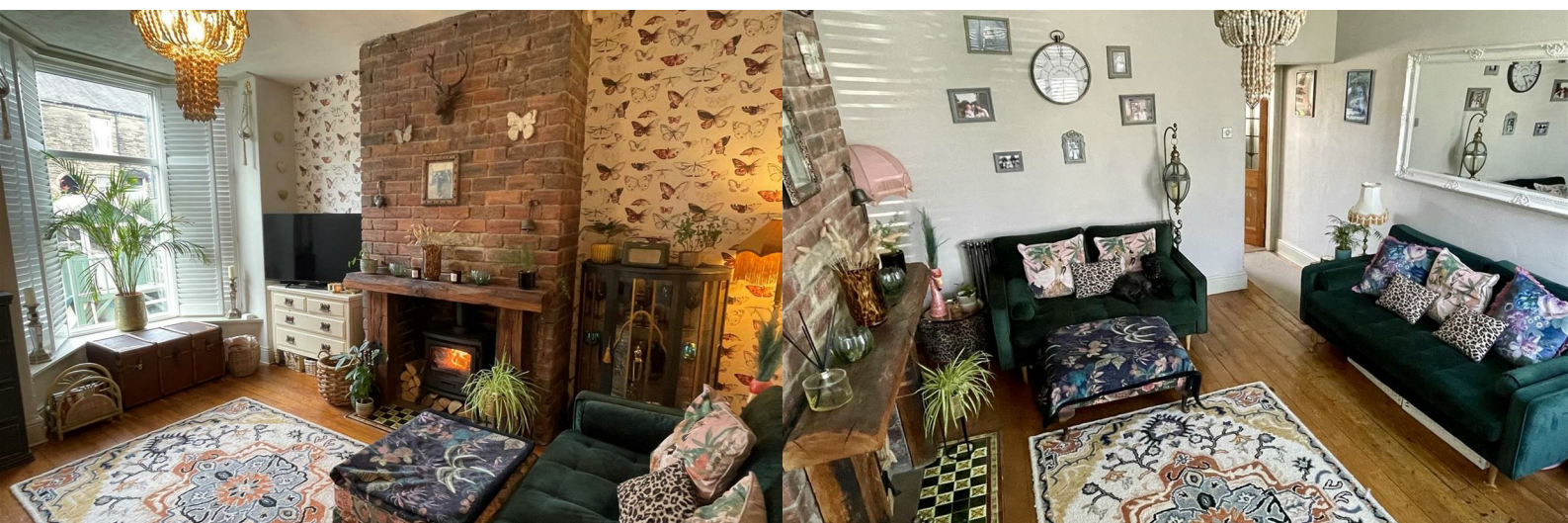
Residential Sales and Lettings



## 50 Mitre Street

Marsh, Huddersfield, HD1 4NT

Offers in the region of £230,000



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## Ground Floor -

### Living Room

Enter the property via a composite front door into this well appointed living room offering a wealth of original features. There is a large PVCu bay window to the front aspect with white wooden shutter blinds, allowing plenty of natural light to flow in. The main focal point of the room is the fantastic floor to ceiling exposed brick inglenook fireplace with a multi fuel wood burning stove, stone hearth with original Victorian tiles and wood surround.

### Kitchen

This kitchen is one of kind and can only be described as characterful and unique. The space is charming with wood effect laminate flooring, a selection of pastel coloured freestanding kitchen units, solid wooden worktops and a penny splash back. Integrated appliances comprise of a double gas oven with a grill and a six ring gas hob with a tiled splash back, an extractor fan, a dishwasher and a Belfast kitchen sink. There is also two freestanding spaces for appliances one of which has plumbing for a washing machine. There is a PVCu window overlooking the rear aspect and a composite stable door leads out to the rear garden. The kitchen provides ample space for a dining table and a wooden bi fold door provides access to the cellar.

### Cellar

The property boasts a large cellar approximately the full floor plan of kitchen and the living room. While currently used as additional storage space there is potential to convert the cellar to create additional living space to the lower ground floor.

## First Floor -

## Landing

The landing provides access to bedroom two, bedroom three and the house bathroom.

### Bedroom Two

The second bedroom is generously sized and well presented with a large PVCu window to the front elevation.

### Bedroom Three

There is a third double bedroom set to the rear of the property with a PVCu window overlooking the rear elevation.

### House Bathroom

Step into this stunning house bathroom and the first thing you see is the luxurious freestanding roll top bath with a chrome oval curtain rail. Features such as the high level toilet cistern, foxed glass mirror, and traditional ceramic radiator give a vintage and charming feel to this unique family bathroom. PVCu privacy window to the rear aspect.

## Second Floor -

### Attic Room/Master Bedroom

To the third floor this property boasts a substantial master suite in the converted attic room. The suite not only provides ample space for a double bed and the complementary furniture but also boasts a WC, a freestanding roll top bath and a wash basin in set in a vanity unit! This open plan bedroom/bathroom really is special and can only be truly appreciated upon internal viewing. There are two PVCu Velux windows with black out blinds and a deep pile grey carpet flows throughout. This space also boasts ample storage to the eaves on both sides, which are insulated and partially boarded.

## Exterior

Externally the property benefits from a yard to the front which features artificial grass, mature shrubs, and a stone flagged pathway to the front door. To the rear of the property is beautiful and enclosed low-maintenance garden featuring a decked area, artificial grass and a surrounding timber fence. the rear garden has the versatility to be used as off road parking.

## 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.

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