Peter David Properties Ltd

Residential Sales and Lettings

29 Grasscroft Road

Marsh, Huddersfield, HD1 4LP

Offers in the region of £210,000

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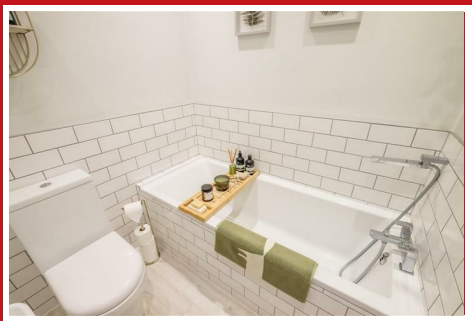

Ground Floor-

Entrance Porch
Enter the property on the ground floor via a composite door with characterful window above into the entrance lobby. Neutral carpet flows through-out the ground floor, first floor and second floor accommodation.

Living Room
A cosy but spacious living room which boasts an impressive stone fireplace and hearth, a spindled staircase rises to the first floor and stone steps lead down to the lower ground floor. There are twin PVCu windows to the rear allowing plenty of natural and views into the garden.

Lower Ground Floor -
From the living room, stone steps lead down to the lower ground floor.

Kitchen/DIner
A beautifully appointed modern and spacious kitchen/diner with matt grey matching wall and base units , central island and granite white marble work surfaces. Featuring integral appliances, including a fridge, a freezer, a washing machine, a stainless steel sink and a range cooker which is set back in the chimney breast with tiled splash-back. The kitchen also benefits from wood effect vinyl flooring and ample space for a dining table. Access to ground floor WC. Allowing plenty of natural light there is a full length glass door with stone steps leading up to the garden and a PVCu window to rear aspect.

Ground Floor WC
A useful ground floor WC with hand basin and vinyl effect wood flooring.

First Floor -
Stairs rise up to the first floor providing access to two double bedrooms and the house bathroom.

Bedroom Two
A double bedroom with twin PVCu window to the rear elevation overlooking the garden. There is a chimney breast and storage cupboard which houses the boiler.

Bedroom Three
A third double bedroom with twin PVCu window to the rear elevation overlooking the garden.

House Bathroom
A partially tiled house bathroom with three piece suite briefly comprising; a bath with chrome mixer tap, a WC and a hand basin. The bathroom also benefits from a chrome towel rail and wood effect vinyl flooring.

Second Floor -
Stairs rise the second floor providing access to the master bedroom and en-suite bathroom.

Master Bedroom
This large double bedroom benefits from storage under the eaves and allows plenty of natural light through a large PVCu window to the rear elevation.

En-Suite
A partially tiled modern en-suite, briefly comprising: a double walk in shower with glass screen, a WC, a hand basin and wood effect vinyl flooring. PVCu window to the rear elevation.

Exterior
Externally the property benefits from a large and enclosed garden with a surrounding timber fence and stone wall. There is a large lawned area, patio and outbuilding providing excellent storage space.

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

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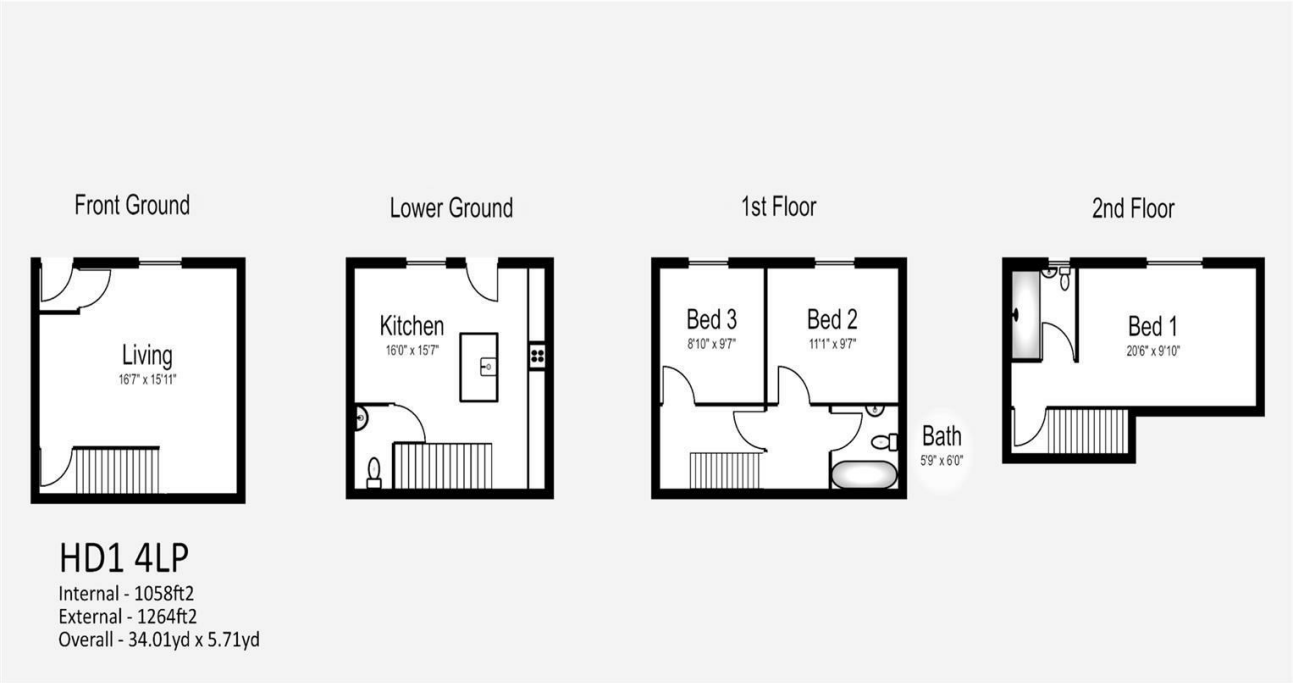


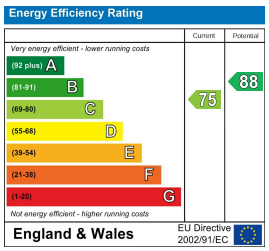
HD1 4LP
Internal - 1058ft2
External - 1264ft2
Overall - 34.01yd x 5.71yd

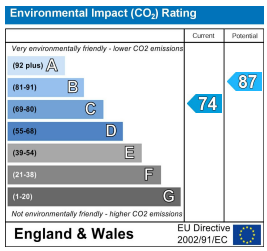
All measurements and layout for guidance only.

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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