Peter David Properties Ltd

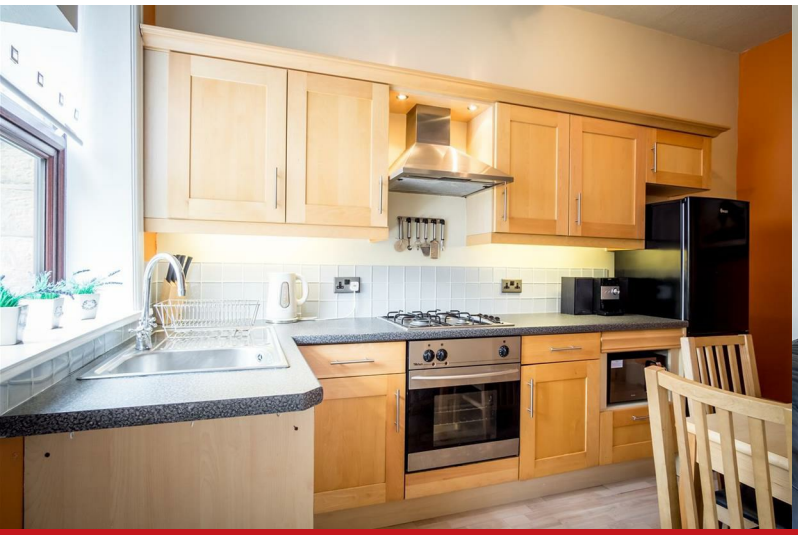
Residential Sales and Lettings

78 Luck Lane

Marsh, Huddersfield, HD1 4QX

Price guide £129,950

3 1 1 E



78 Luck Lane

Marsh, Huddersfield, HD1 4QX

Price guide £129,950

STONE BUILT THREE BEDROOM MID-TERRACE OFF ROAD PARKING * ENCLOSED GARDEN * IDEAL FOR FIRST TIME BUYERS*

Peter David Properties are pleased to present to the open market this deceptively SPACIOUS, DOUBLE FRONTED THREE BEDROOM BACK TO BACK MID-TERRACE with OFF ROAD PARKING and a GARDEN.

Internally the property briefly comprises: an entrance hallway, a living room, a kitchen/diner, and to the first floor, three bedrooms and a house bathroom. Additionally there is a good sized cellar. Benefiting from gas central heating and double glazing throughout.

Located in the popular location of Marsh and just a short drive to Huddersfield town centre, it is a perfect location to access surrounding cities such as Leeds and Manchester via train or the M62 network. There are a number of good schools within close proximity. This would make an ideal home for first time buyers or a young family. Viewing is highly recommended.

Entrance Hallway
Accessed via PVCu door with stairs rising to the first floor. Access to the kitchen/diner and living room.

Kitchen
A kitchen/diner with matching wall and base units, laminate work surfaces, tiled splash-backs and wood effect vinyl flooring. Comprising; an electric oven, a gas hob, an extractor fan, a fridge/freezer, a microwave and a stainless steel sink and drainer. Also benefiting from ample space for a dining table. Access to the cellar. PVCu window to the rear aspect.

Living Room
A generous sized living room featuring a gas fire with a wood and tiled surround. PVCu window to the rear aspect.

Landing
A split landing providing access to all first floor accommodation. Access to loft.

Master Bedroom
A double bedroom with feature fireplace and PVCu window to rear elevation.

Bedroom Two
A second double bedroom with PVCu window to rear elevation.

Bedroom Three
A third bedroom which could also be used as an office, benefiting from a large storage cupboard and PVCu window to rear elevation.

House Bathroom
A partially tiled house bathroom with three piece suite. Comprising: a WC, a vanity unity with inset hand basin and bath with overhead shower with glass screen. Benefiting from a chrome towel rail, extractor fan and vinyl flooring .

Cellar
A good sized dry cellar with electrics, lighting providing ideal storage or a useful utility room.

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

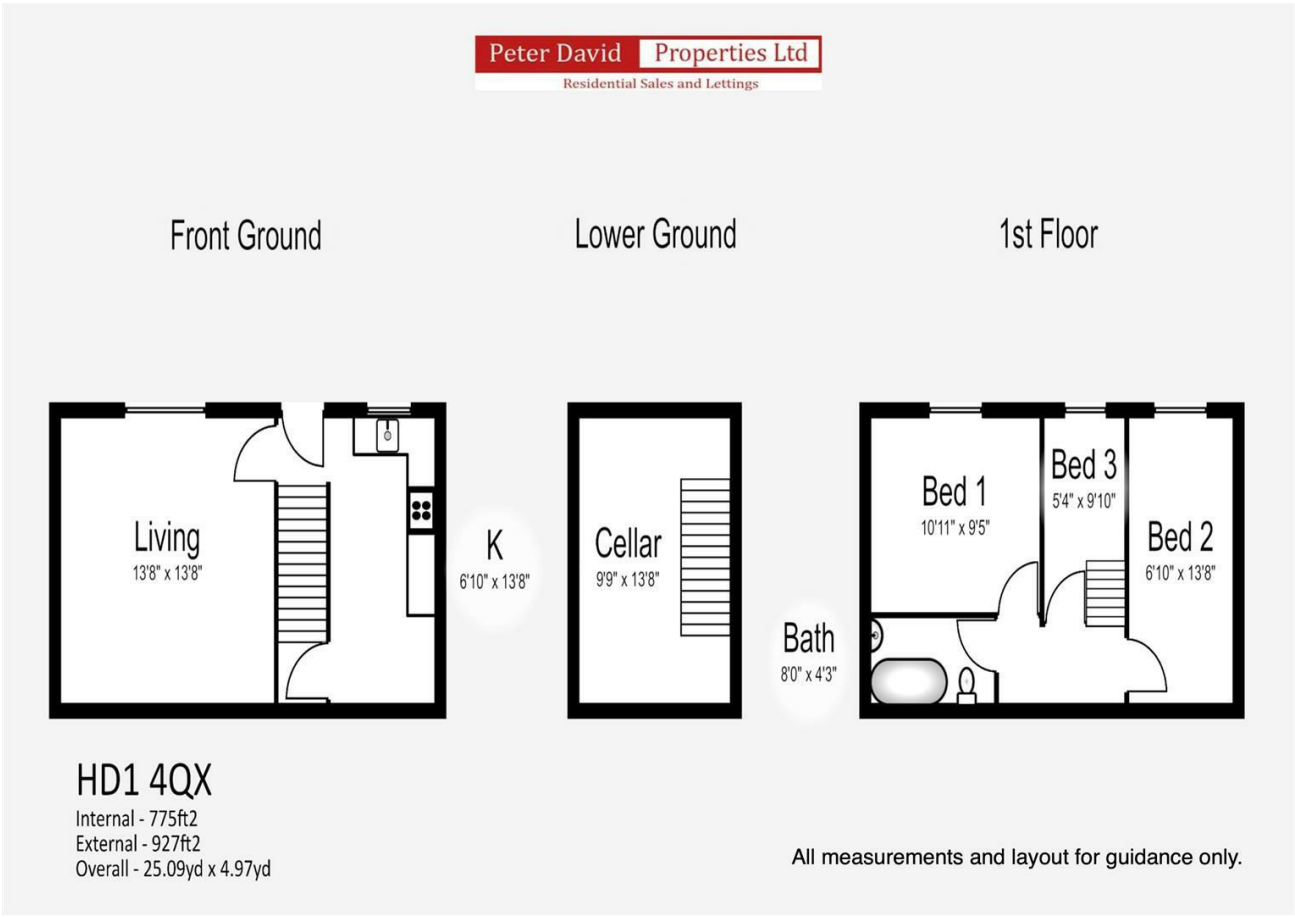
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

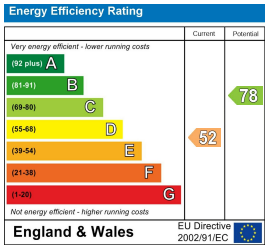
Floor Plan

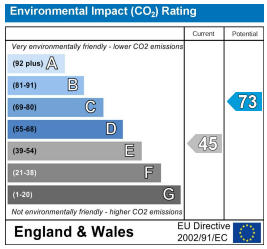


Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk