Peter David Properties Ltd

Residential Sales and Lettings

1 Limefield Court Luck Lane

Marsh, Huddersfield, HD1 4QT

Offers in the region of £140,000

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Ground Floor -

Entrance Hallway
Enter the property via a PVCu front door into this bright and welcoming entrance hallway adorned with a brand new deep pile grey carpet underfoot. There is access to the kitchen/diner, the living room and stairs rise to the first floor accommodation.

Open Plan Kitchen/Diner
This recently fitted kitchen finished with wood effect laminate flooring, boasts grey matching wall and base units, tiled splash-backs, marble effect work surfaces and a stainless steel sink and drainer. Integrated appliances comprise of an electric oven, a gas hob and an extractor fan. There is additional space for one free standing appliance. With an open plan aspect there is ample space for a dining table.

Living Room
A dual aspect living room with hardwood windows to both the front and the rear, finished off with a plush grey carpet.

First Floor -

Landing
The landing provides access to both the bedrooms and the house bathroom. There is also an airing cupboard housing the boiler.

Bedroom One
A generously proportioned dual aspect bedroom with hardwood windows to both the front and the rear. There is the added benefit of a built in storage cupboard.

Bedroom Two
A second double bedroom set to the front of the property with a hardwood window to the front elevation.

House Bathroom
A stylish house bathroom comprising of a WC, a slimline wash basin, a P-shaped bath with a rain head shower and a glass screen. There is linoleum tiled effect flooring and a hardwood privacy window to the rear elevation.

Exterior
To the front of the property is an enclosed garden with a patio area and decorative wood chip which is fully enclosed by fencing. There is also one parking space to the side of the property.

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

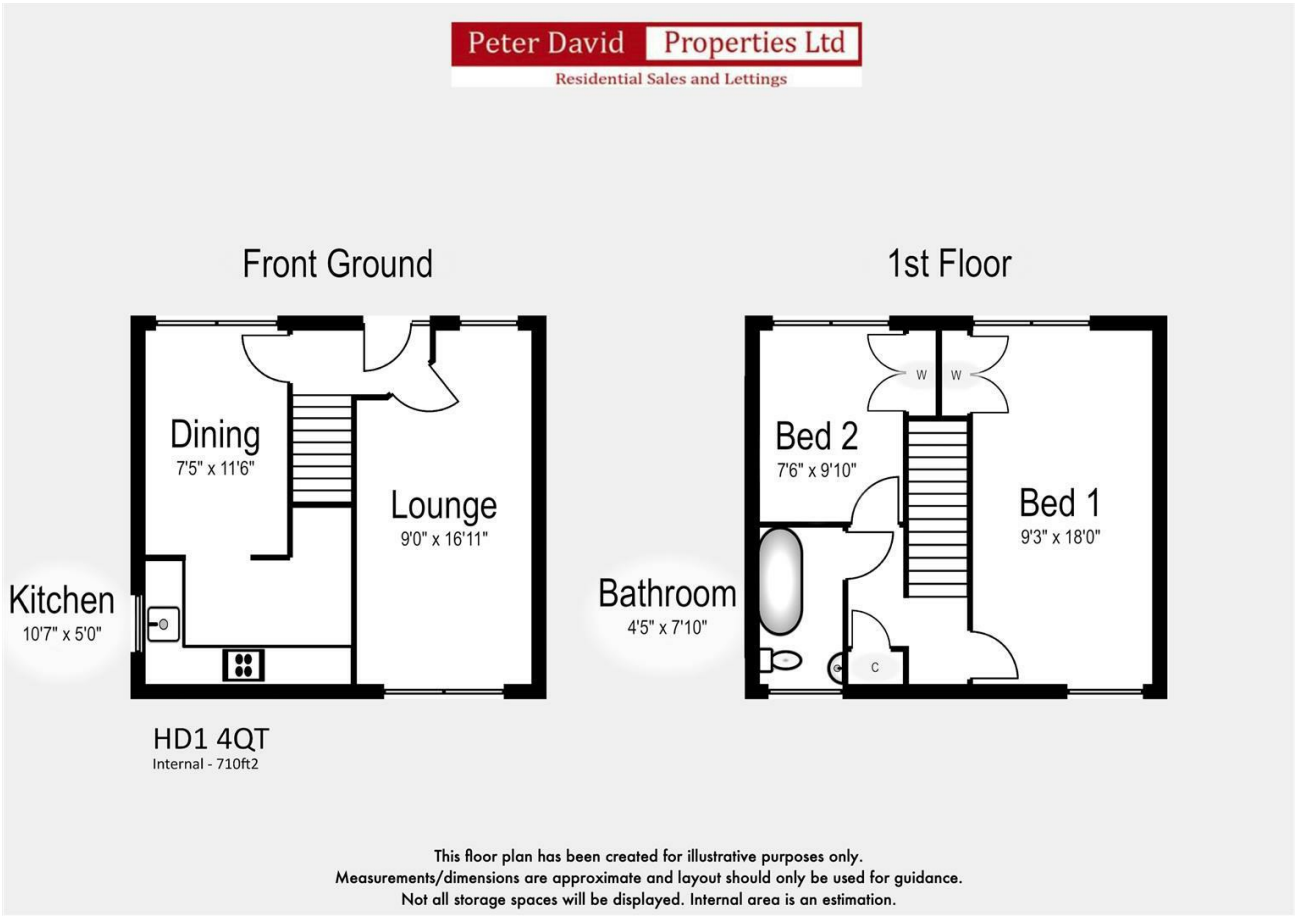
contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any 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

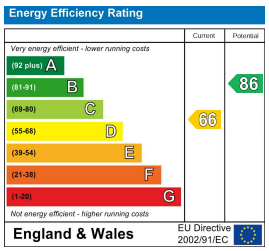
Floor Plan

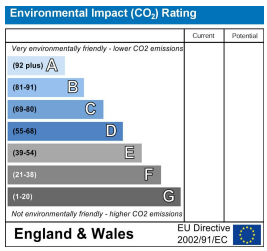


Viewing

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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