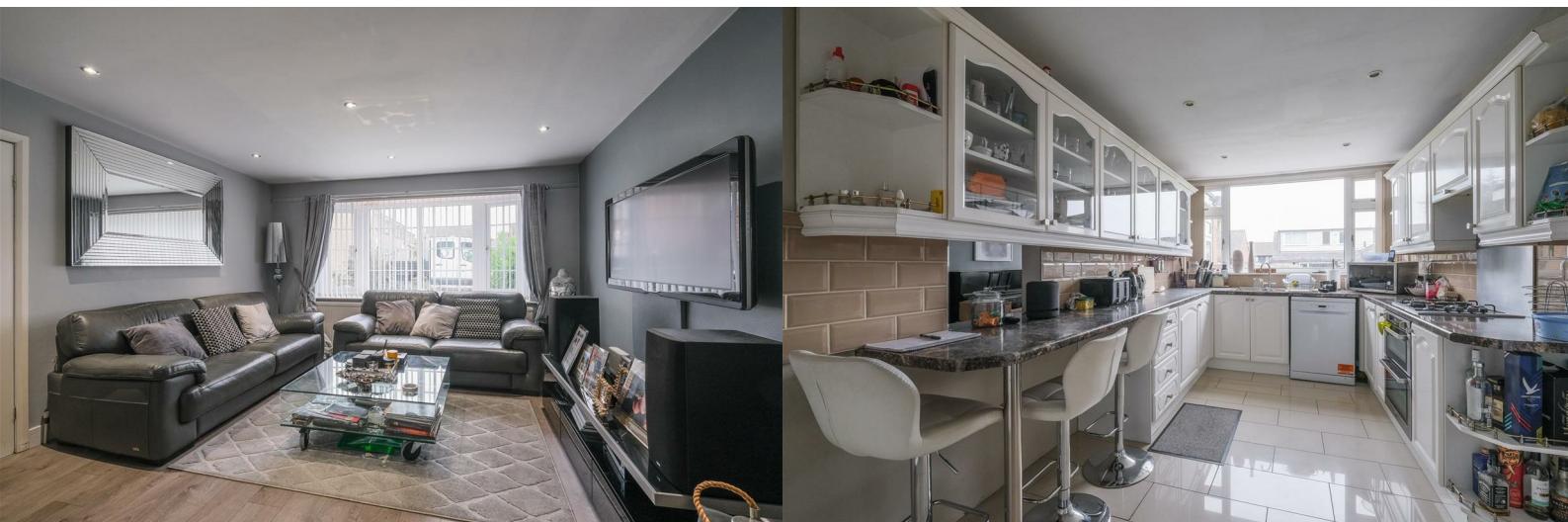




8 Marcus Way

Mount, Huddersfield, HD3 3YA

Offers in the region of £475,000



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Ground Floor -

Entrance Hallway

Enter the property through a PVCu door into the hallway with hi-gloss tiled flooring. Access to living room and kitchen. Carpeted stairs rise to the first floor accommodation.

Living Room

A spacious family living room with laminate wood effect flooring, which flows through to the dining room. There is a PVCu bay window to the front providing plenty of natural light. An archway leads you through to the dining room.

Dining Room

A large extended dining room to the rear of the property with ample space for a family dining table. PVCu patio doors with glass side panels lead out to the rear garden

Kitchen

A galley kitchen with hi-gloss tiled flooring. Comprising of white hi-gloss matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: a double electric oven, a four ring gas hob, an extractor and a stainless steel sink and drainer under a PVCu window overlooking the rear garden. There is one free standing space with plumbing for a dishwasher and a useful breakfast bar with seating for three people. Access to the utility.

Utility

A useful utility to the rear of the property with laminate worksurfaces and wall units. There are three free standing spaces for appliances, one with plumbing for a washing machine. A PVCu door leads out to the side access and a further door leads to the integral garage.

Ground Floor Bathroom

Accessible via the utility is a fully tiled ground floor bathroom with laminate flooring. Comprising of: a WC, a wash basin

and a shower cubicle with a glass door. A PVCu privacy window to the rear elevation.

First Floor -

Landing

Carpeted stairs rise to the first floor accommodation. Access to all five bedrooms and the house bathroom.

Bedroom One

A large carpeted master bedroom to the front of the property. A PVCu window to the front aspect

Bedroom Two

A second double bedroom benefitting from built in wardrobes. A PVCu window to the rear elevation.

Bedroom Three

A third double bedroom with extra storage options. A PVCu window to the front aspect.

Bedroom Four

To the rear is this single bedroom. A PVCu window to rear elevation.

Bedroom Five

A second single bedroom which would make a perfect home office with plenty of extra built in storage. A PVCu window to the front aspect.

House bathroom

A fully tiled house bathroom with hi-gloss tiled flooring. Comprising of a WC, a wash basin and a bath with an overhead shower and glass screen. Benefiting from a storage cupboard and a PVCu privacy window to the rear.

Exterior

To the front of the property is a lawn and a concrete decorative driveway (off-road parking for three cars) leading to the integral garage which benefits from an electric door.

To the rear is a large enclosed garden with a lawn and a stone paved patio area, perfect for entertaining guests.

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.

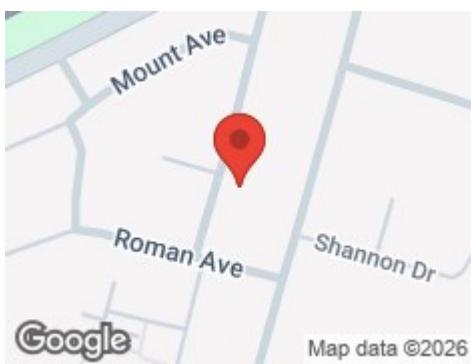
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property,

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



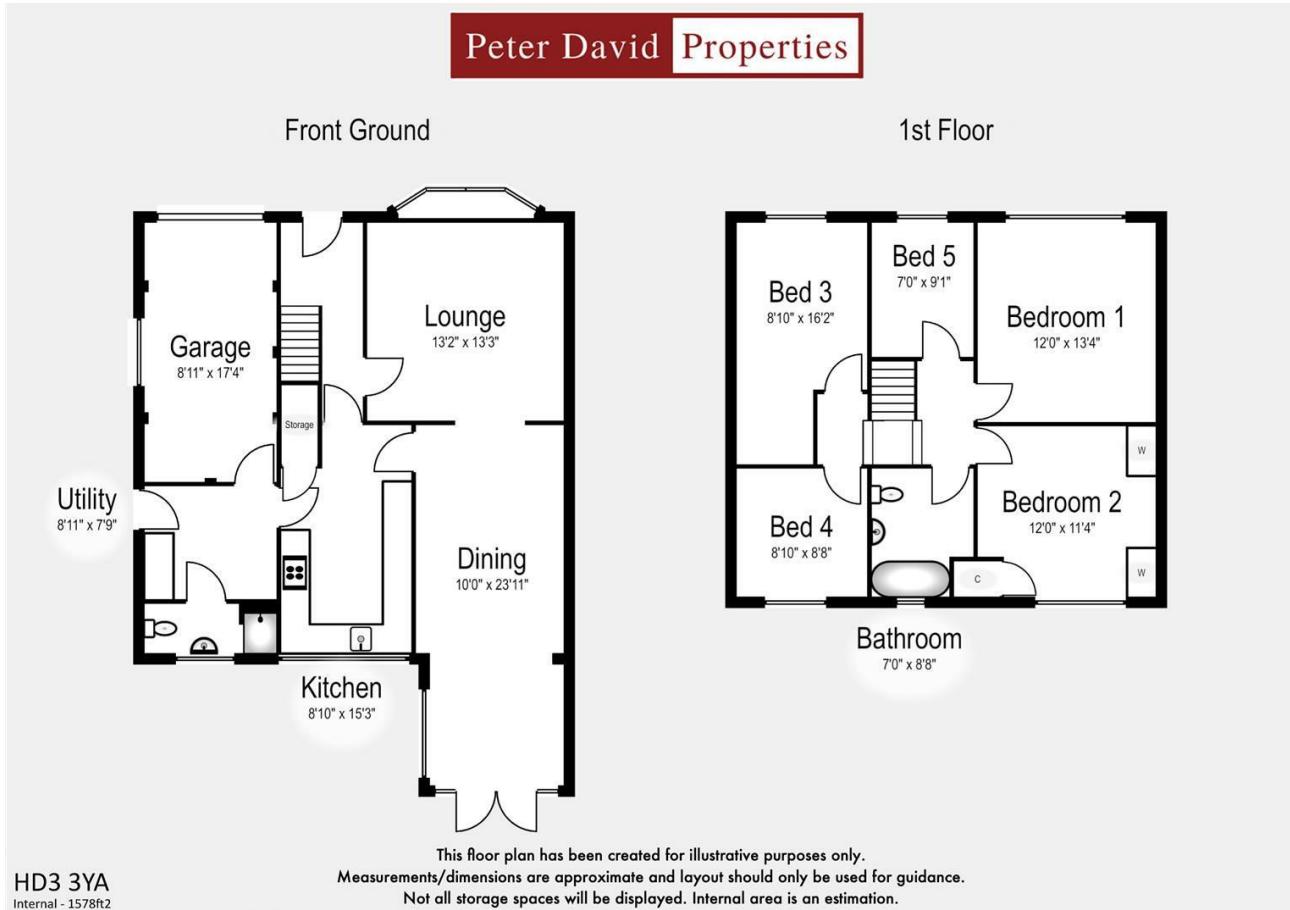
Hybrid Map



Terrain Map



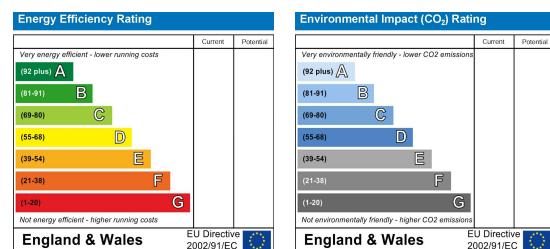
Floor Plan



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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