

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 106 Carr Street

Marsh, Huddersfield, HD3 4BE

Asking price £220,000



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## Entrance Hallway

Enter this fabulous property through a composite front door into the entrance hallway. The hallway boasts a luxury deep pile grey carpet which flows throughout the ground floor accommodation (except for the kitchen/diner). Access to the living room and stairs rise to the first floor accommodation.

## Living Room

This spacious and well appointed living room features a gas fire with marble surround and hearth offering an attractive focal point. A PVCu window provides to the front aspect allows plenty of natural light to flow in. Access to the kitchen/diner.

## Kitchen/Diner

A fabulous kitchen/diner, with modern matching wall and base units and laminate work surfaces. Featuring a four ring gas hob with a glass splash back, an electric oven and grill, an extractor fan, a fridge/freezer, a dishwasher, a washing machine and a stainless steel sink and drainer. The kitchen also benefits from luxury laminate flooring, ample space for a dining area and a large under stairs storage cupboard (housing the boiler and the dryer). With two PVCu windows and a PVCu door to the rear aspect this space is light and airy with everything required to suit modern family life.

## Landing

The landing boasts a luxury deep pile grey carpet which flows throughout the first floor accommodation. Access to all bedrooms, the house bathroom and the loft hatch. PVCu window to the side aspect.

## Bedroom One

A generously sized master bedroom boasting paneled fitted wardrobes to one side. PVCu window to the front elevation.

## Bedroom Two

A second double bedroom benefiting from paneled fitted wardrobes. PVCu window to the rear elevation.

## Bedroom Three

A single bedroom set to the front of the property. PVCu window to the front elevation.

## Bathroom

A fully tiled house bathroom with tiled flooring. Comprising of: a WC, a wash basin, a P-shaped bath with overhead rainhead shower and glass screen. Benefiting from a mirrored wall cabinet, a chrome towel rail and a PVCu privacy window to the rear elevation.

## Exterior

To the front of the property is a linear tarmacked driveway providing off road parking for two cars that leads to a single detached garage with an up and over door. To the rear the property boasts a large enclosed garden with a well manicured lawn and surrounding privet hedge, creating the perfect private space to relax or entertain guests. Subject to the relevant planning permissions there is space to extend the property at the rear end.

## 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.

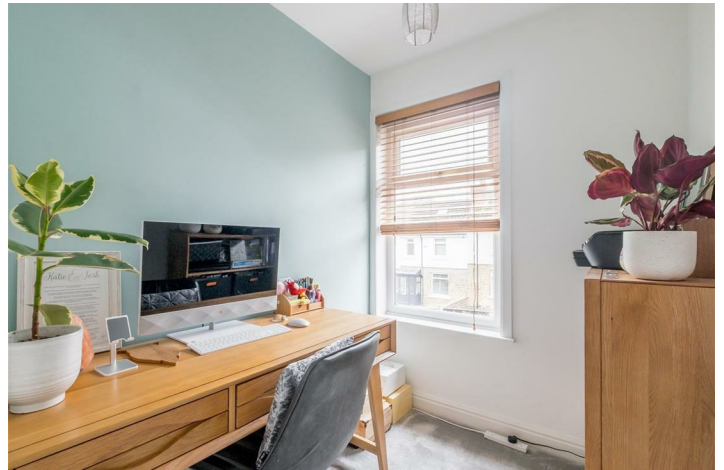
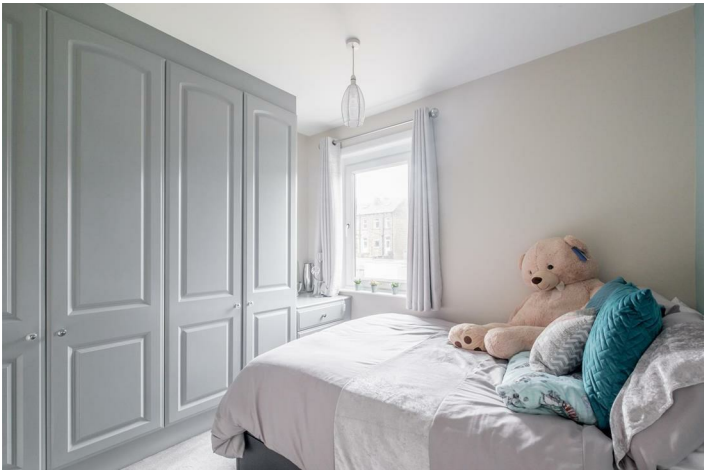
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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.

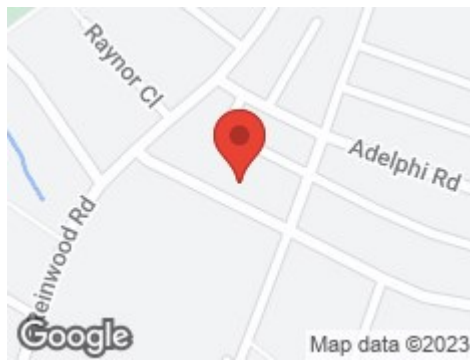
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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



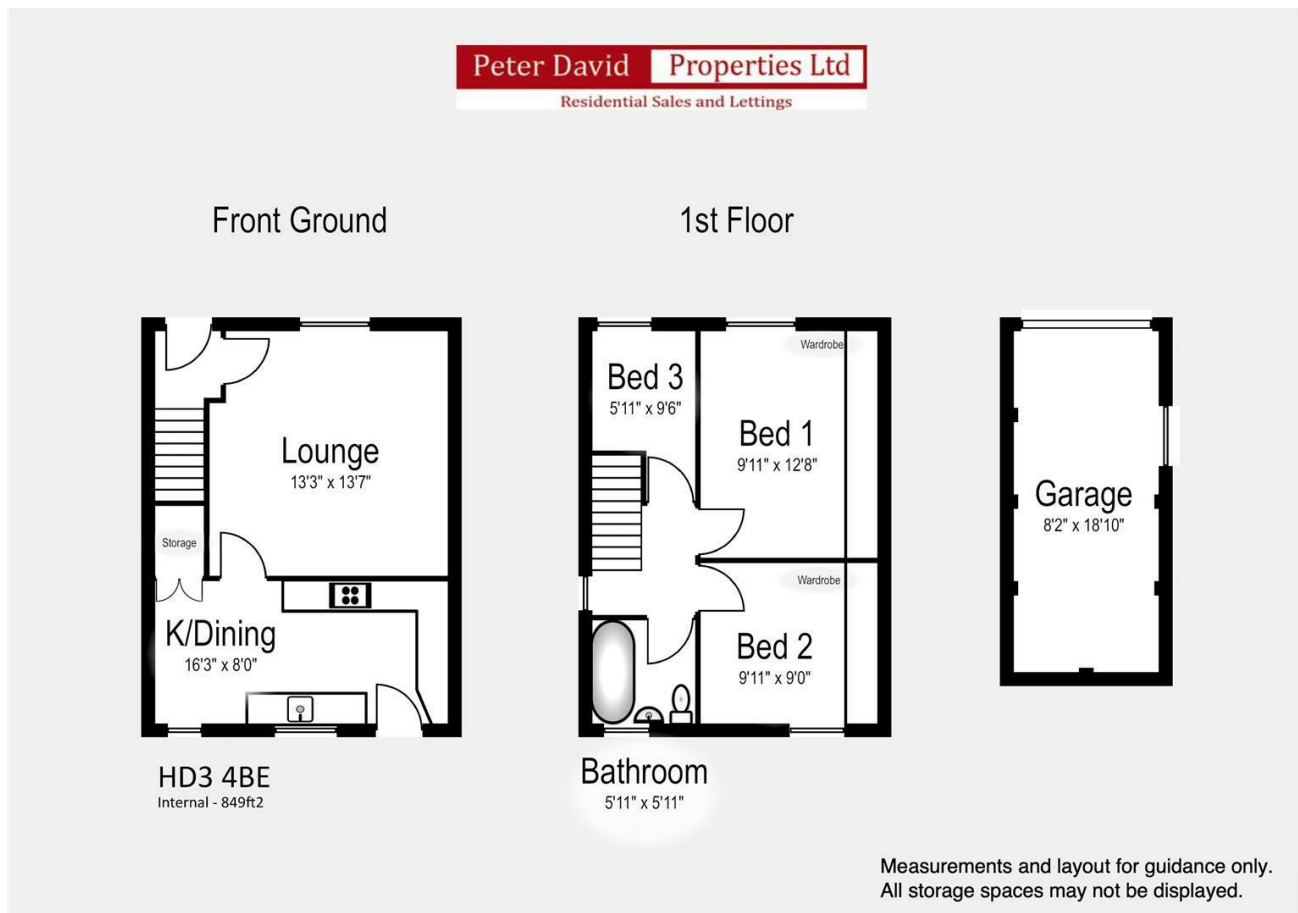
## Hybrid Map



## Terrain Map



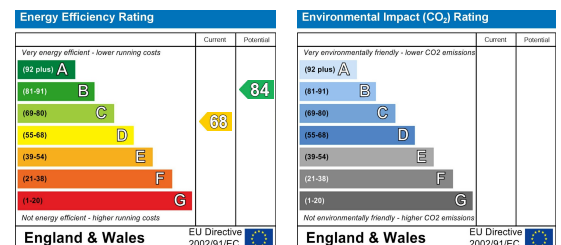
## Floor Plan



## 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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