

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 101 Luck Lane

Marsh, Huddersfield, HD1 4QZ

Offers in the region of £310,000





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## Entrance Hallway

Enter this stunning property via a composite door with stairs rising to the first floor accommodation. Access to the living room and second reception room.

## Living Room

A stylish living room with a gas flame effect fire on a marble hearth with wood surround. PVCu window with white shutters to front aspect.

## Second Reception Road

This second reception room is the extension and has dual PVCu windows providing plenty of natural light. One to the front aspect and one to the side.

## Kitchen/Diner

The hub of the home is this luxurious kitchen, providing solid wood flooring, cream matching wall and base units, quartz worksurfaces and tiled splashbacks. Integrated appliances comprise of an eye level double electric oven, a sunken 1.5 stainless steel sink and a dishwasher. Taking centre stage is the island housing a five ring gas hob with an extractor fan, integrated cupboards and benefiting from seating for two people. There are three free standing spaces for appliances, one with plumbing for a washing machine and one providing space for an American fridge freezer. There is ample space for a dining table and with PVCu patio doors overlooking the rear garden providing plenty of natural light. A further two PVCu windows, a storage cupboard and a composite barn door leading out to the rear garden.

## Landing

Access to all bedrooms, house bathroom and loft space.

## Master Bedroom

A luxurious, modern and spacious double bedroom with two PVCu windows with white shutters, one to the side and one to the front elevation. Access to the en-suite.

## En-Suite

A modern fully tiled en-suite with tiled flooring. Comprising of WC, a wash basin, a bath and a corner shower unit with glass panel and door. Benefiting from a chrome towel rail and PVCu privacy window to rear elevation.

## Bedroom Two

A second spacious double bedroom with PVCu window with shutters to the front elevation.

## Bedroom Three

A third double bedroom with PVCu window with white shutters to the rear elevation.

## Bedroom Four

A single bedroom with PVCu window with white shutters to the front elevation

## House Bathroom

A fully tiled house bathroom with tiled flooring. Comprising of: WC, a wash basin and a bath with overhead electric shower and glass screen. PVCu privacy window to rear elevation.

## Exterior

Sat on a corner plot this property benefits from garden to three sides. To the rear of the property is a private and enclosed garden with an artificial lawn and two patio areas, one with decking and one paved. The garage is also to the rear of the property and there is

one off-road parking space. To the front is a paved pathway to the front door with raised decorative gravelled beds to either side.

### **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.

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