

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 20 Marsh Grove Road

Edgerton, Huddersfield, HD3 3AQ

Offers in the region of £315,000



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## Ground Floor -

### Entrance hall

Enter the property via a composite front door with an arched window panel above into a spacious hallway. Carpeted throughout with stairs rising to first floor. Access to the living room, dining room, kitchen/diner and ground floor WC.

### Living room

A generous sized living room with large PVCu bay window to front aspect offering plenty of natural light. Featuring a gas fire with white wooden surround and marble hearth and original solid wood flooring compliments the room.

### Dining room

A spacious dining room set to the rear of the property with PVCu patio doors leading out into the garden. Featuring original wooden flooring throughout. Additionally there is an attractive wooden fire surround offering an option to open up the fire place.

### Downstairs WC

A useful downstairs WC comprising of a WC and wash basin. The room also features half wooden panelled walls and solid wood flooring.

### Kitchen/diner

A beautifully appointed large kitchen/diner with modern grey matching wall and base units, black granite worktops, brick tiled splash backs and a Belfast sink. There is an attractive breakfast bar area with glass display cabinets. Integrated appliances comprise of a range cooker and extractor fan. Additionally there is plumbing for a washing machine, space for another

freestanding appliance and room for a large fridge/freezer. PVCu window to both the rear and side aspect making this room feel light and airy. Stable style composite door providing access to the rear garden.

## First Floor -

### Landing

This large landing area provides access to all bedrooms and the house bathroom. A loft hatch leads to a part boarded loft space (with potential to convert into an additional room). There is also a large storage cupboard which could potentially provide stair access to the loft space.

### Master bedroom

A large bedroom with PVCu window to rear aspect.

### Bedroom two

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

### Bedroom three

A third double bedroom with PVCu window to rear aspect.

### Bedroom four

A fourth bedroom with PVCu window to front aspect.

### House bathroom

A generous sized fully tiled bathroom featuring a traditional four piece suite comprising of a WC, hand basin, cast iron bath and walk-in shower. There are also two large built-in cupboards providing ample storage space and two PVCu privacy windows to side aspect.

## Exterior

Externally the property benefits from a pleasant lawn area with surrounding flowerbeds to the front and to the rear there is a large, enclosed garden with a patio area and lawn. At the end of the garden there is access to the double detached garage which has light and power. Access to the detached double garage can be found at the rear 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.

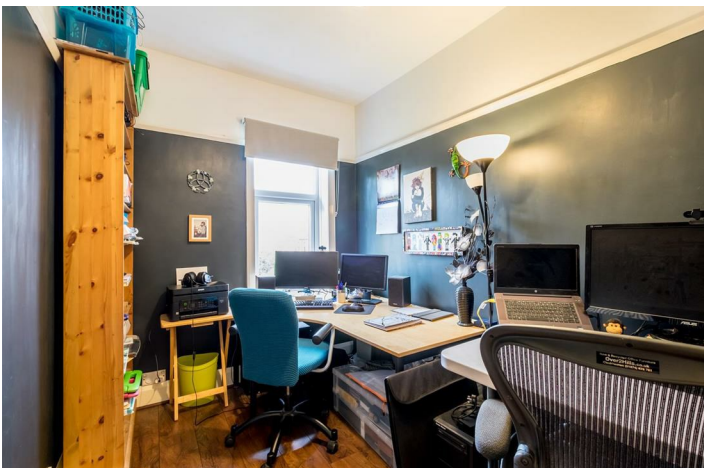
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you,

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



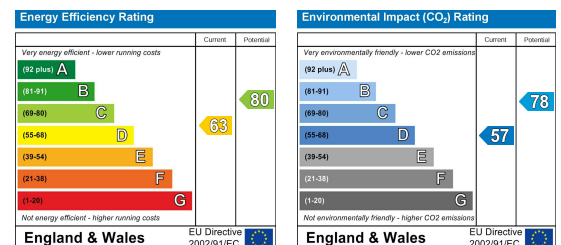
## Floor Plan



## 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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