

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 33 Grasscroft Road

Marsh, Huddersfield, HD1 4LP

Offers in the region of £192,000



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## Ground Floor -

### Open Plan Living Room/Kitchen

Enter the property through a PVCu door into an immaculate open-plan living room/kitchen, adorned with luxurious wood-effect laminate flooring. The kitchen is a masterpiece of design, featuring white gloss matching wall and base units, granite worktops, and a sleek black composite sink and drainer. All appliances are brand new, seamlessly integrated for convenience, including a washer/dryer, a modern 4-ring electric hob, under-counter fridge, freezer, and electric oven. Enjoy casual dining at the breakfast bar, accommodating two people comfortably. The living room area exudes comfort and style, boasting an electric fire with a chic wood surround and slate hearth. Large windows illuminate the space with natural light, creating an inviting ambiance. Ascend the staircase to the first floor.

## First Floor -

### Landing

The landing welcomes you to bedroom two, bedroom three, and the house bathroom. A touch of luxury is evident with the brand new deep pile grey carpet that flows seamlessly throughout, adding both style and comfort to every step.

### Bedroom Two

Explore a spacious double bedroom featuring a sizable walk-in wardrobe, ideal for ample storage. Enjoy views of the garden through the PVCu window, providing plenty of natural light to flow in.

### Bedroom Three

Discover a third double bedroom with a PVCu window offering views of the rear garden.

## House Bathroom

A luxurious partially tiled house bathroom, offering a WC, a shower, a bath, and a wash basin. Enhancing the convenience, a chrome towel rail and a mirrored storage wall unit add practicality and style to the room. PVCu privacy window to the rear.

## Second Floor -

### Master Bedroom

Ascend to the second floor to discover a spacious master bedroom. This well-appointed room features built-in drawers and storage to the eaves, providing practical solutions for organizing belongings. A PVCu window overlooking the rear garden floods the space with natural light.

### Shower Room

A useful shower room with wood effect tiled flooring, a shower, a WC, a wash basin and a PVCu privacy window to the rear.

## Exterior

Externally, this property boasts a large tiered garden, offering versatile outdoor space. The first and second tiers feature paved patios and the final tier features a well-manicured lawn. Complete with a shed for convenient storage, the garden is fully enclosed, offering privacy and security. Additionally, the owner has thoughtfully installed electrics and plumbing to the end of the garden, with future plans to create a bar space (wiring and plumbing are in place ready for the next owner).

## 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



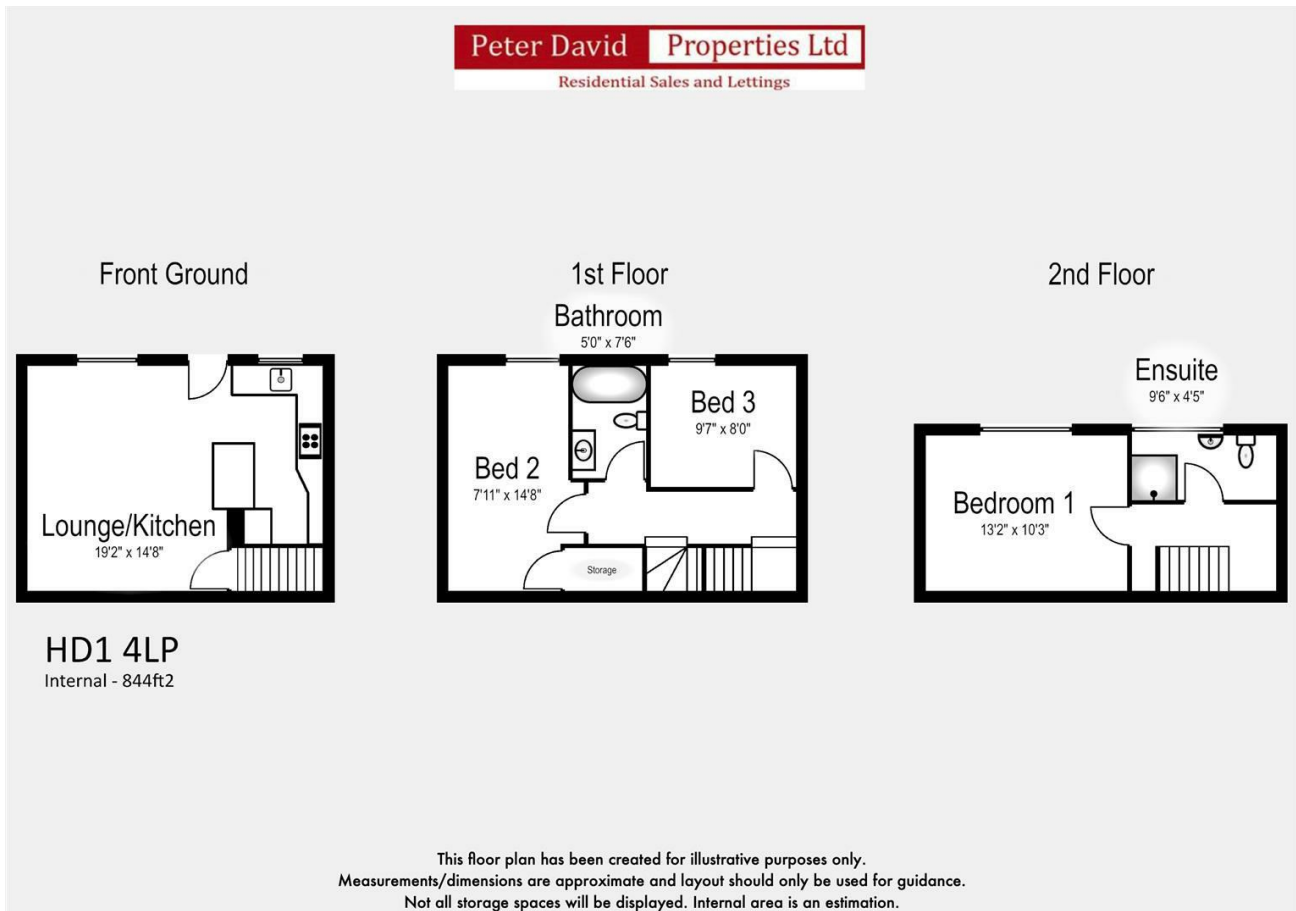
## Hybrid Map



## Terrain Map



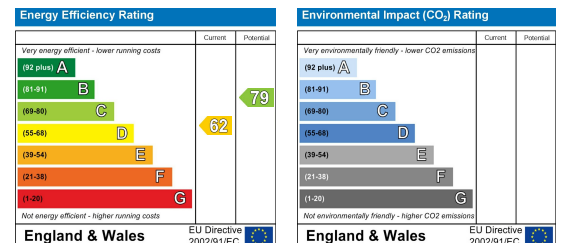
## Floor Plan



## 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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