

# Peter David

# Properties Ltd

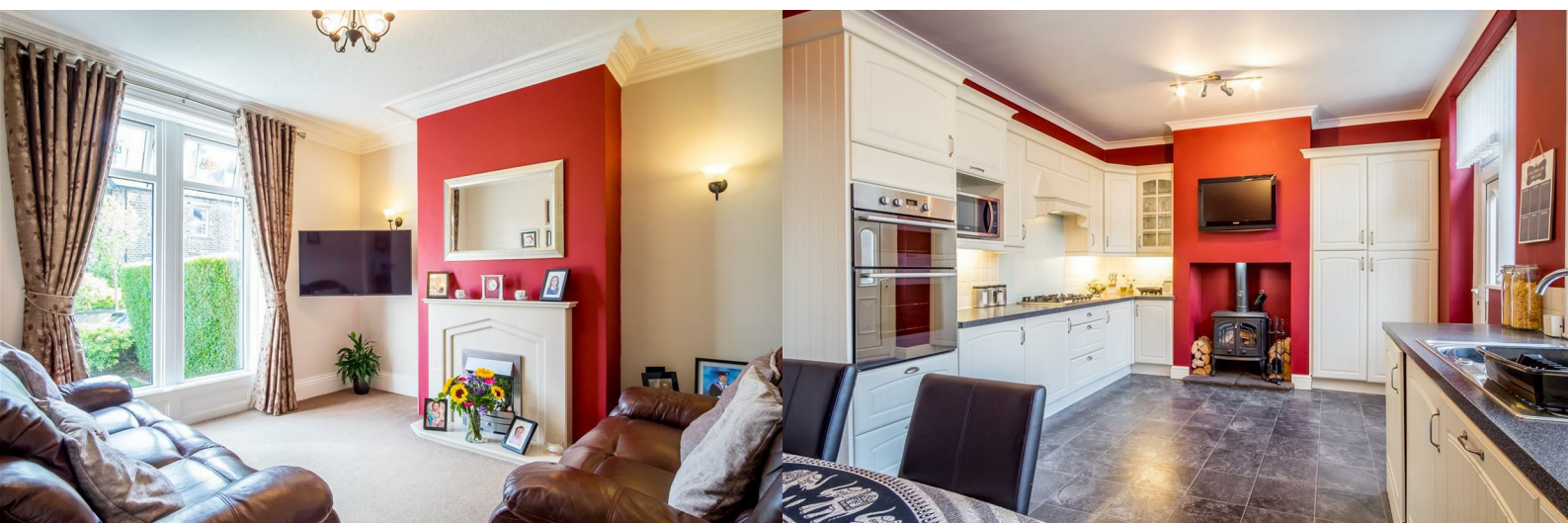
Residential Sales and Lettings



## 32 Syringa Street

Marsh, Huddersfield, HD1 4PD

Offers over £190,000



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## Entrance Hallway

Accessed via a solid wood door into a spacious entrance hallway with a feature leaded window above the door. Stairs rise to the first floor accommodation and access to living room and kitchen/diner.

## Living Room

Enter this spacious living room with two feature full length windows, allowing plenty of natural light into the room. A marble fireplace and hearth with electric fire takes pride of place. A deep feature cornice and deep skirting boards compliment this room.

## Kitchen/Diner

This large and spacious modern kitchen/diner with a log burning stove is situated at the rear of the property, featuring cream cottage style matching wall and base units, tiled splash backs, laminate work surfaces and laminate tiled effect flooring. Integral appliances comprise of; a double oven, a gas hob, an extractor fan, a dishwasher, a fridge and and a stainless sink and drainer. There is space for one free-standing appliance and ample space for a dining table. Allowing plenty of natural light through two PVCu windows to the rear aspect and PVCu door which leads into a private and enclosed garden to the rear.

## Landing

Stairs rise up from the entrance hallway to first floor, providing access to bedrooms and house bathroom.

## Master Bedroom

A generous sized double bedroom with large PVCu window to front elevation.

## Bedroom Two

A second large double bedroom with PVCu window to rear elevation.

## Bedroom Three

A third bedroom with PVCu window to front elevation.

## House Bathroom,

A fully tiled house bathroom with laminate tiled effect flooring. Comprising four piece suite, a WC, a hand basin in a vanity unit, a Spa bath and a shower cubicle. Also benefiting from a chrome towel rail and a wall mirror.

## Cellar

A good sized cellar giving a potential buyer the opportunity to create additional living space. Benefiting from lighting and electrics.

## Exterior

Externally the property benefits from a large and enclosed private garden to the rear featuring a lawn and a patio area, perfect for entertaining. Additionally there is a large shed with lighting and power. To the front of the property there is a paved path and lawn with mature shrubs.

## 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.

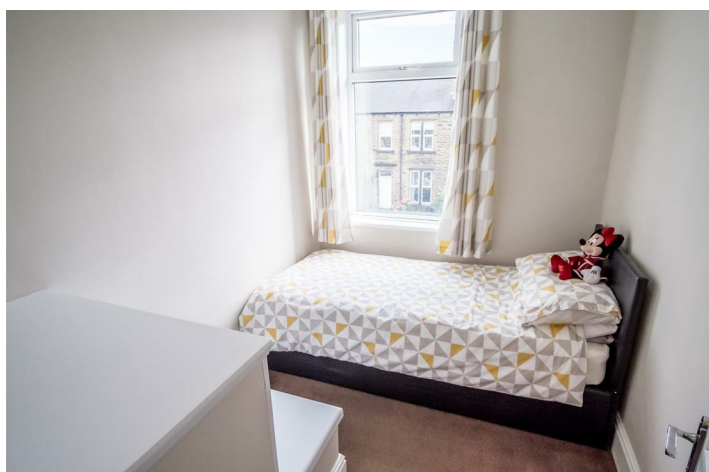
2. General: While we endeavour to make our sales

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



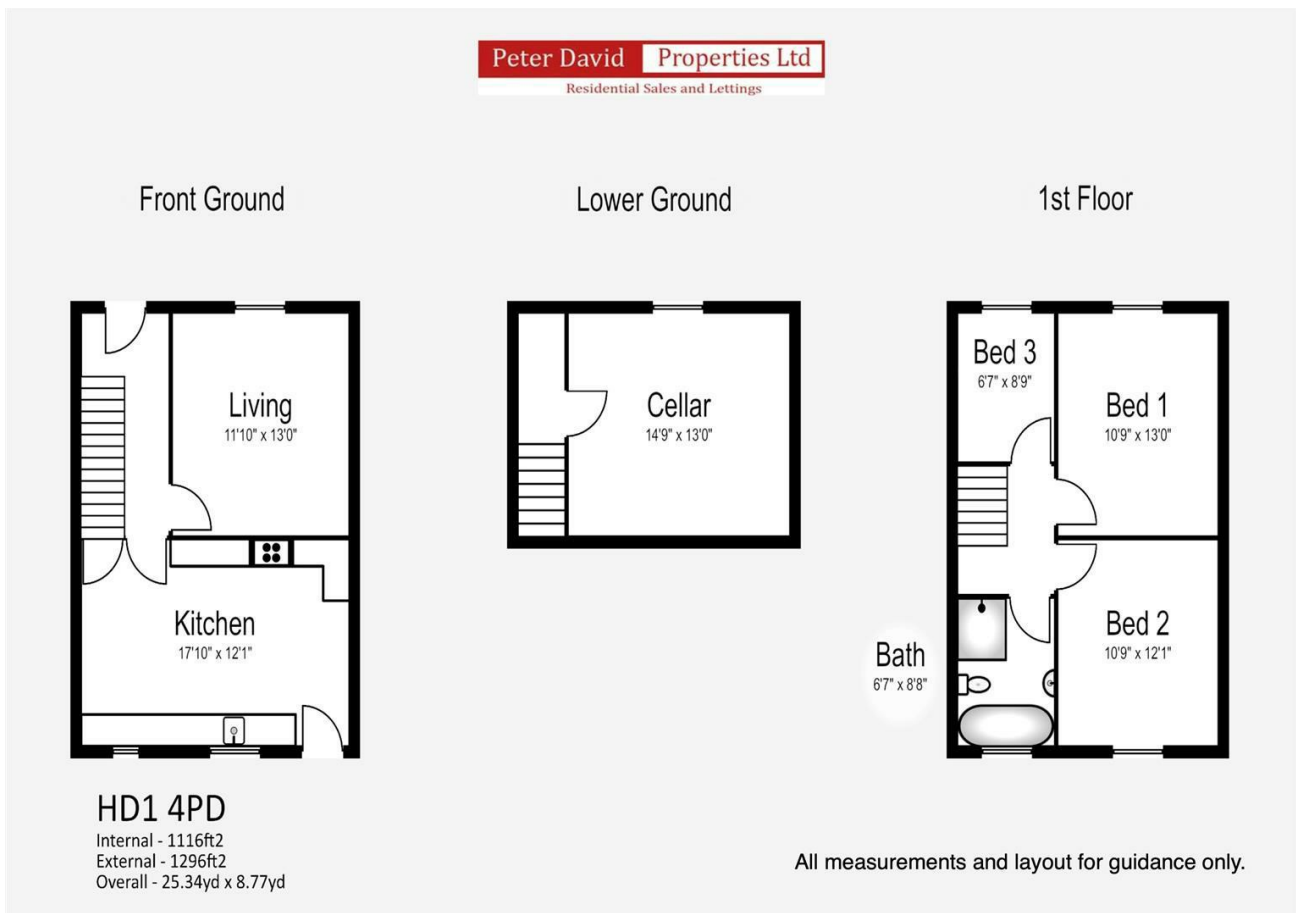
## Hybrid Map



## Terrain Map



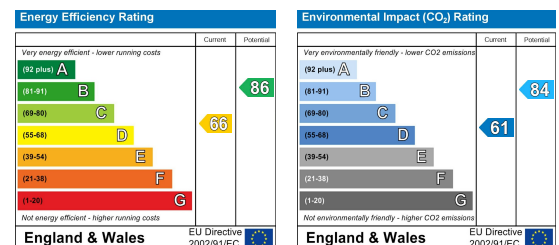
## Floor Plan



## 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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