

Peter David

Properties Ltd

Residential Sales and Lettings



52 New Hey Road

Marsh, Huddersfield, HD3 4AJ

Offers over £350,000



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*** NO ONWARD CHAIN ***

* DETACHED FOUR BEDROOM PROPERTY * GATED DRIVEWAY * TWO RECEPTION ROOMS * EASY ACCESS TO HUDDERSFIELD TOWN CENTRE AND M62 MOTORWAY NETWORK *

Peter David Properties are proud to present to the open market this well-presented four-bedroom detached property, situated in the popular residential location of Marsh. Boasting an enviable position with easy access to both Huddersfield town centre and the M62 motorway network, this residence is poised to capture significant attention. This spacious family home boasts A GATED DRIVEWAY, TWO RECEPTION ROOMS and FOUR DOUBLE BEDROOMS!

Step inside a welcoming entrance hallway which provides access to the living room, second reception room and the ground floor WC. To the rear of the property is a modern kitchen with a PVCu door opening out onto the rear garden. The first floor features four stunning double bedrooms and a modern family bathroom, with both a bath and separate shower. Externally, the property benefits from a low maintenance decked rear garden, and a GATED lawn and tarmacked driveway (providing off road parking for two cars) to the front!

Located within easy access of Huddersfield town centre and with good schools nearby this property would suit young families and professionals alike. The M62 motorway network is within close proximity, providing an easy commute to nearby towns and cities.

Ground Floor -

Entrance Hallway

Enter the property through the PVCu front door into a entrance hallway, tastefully adorned with oak parquet wood effect tiles. There is access to the living room, second reception room and the ground floor WC. Ascend the stairs, adorned with neutral carpet, to reach the first-floor accommodation.

Living / Dining Room

A well-appointed dual aspect living/dining room featuring wood effect laminate flooring and a PVCu window to both the front and rear allowing plenty of natural light to flow in.

Second Reception Room

A well-appointed second reception room featuring a cream carpet and a PVCu window that overlooks the front garden allowing plenty of natural light to flow in. An electric fire takes pride of place with a wood surround and attractive marble hearth.

Kitchen

A modern kitchen with hi-gloss cream tiled flooring comprising of cream gloss wall and base units complemented by wood effect laminate work-surfaces. Integrated appliances comprise of a double electric oven, a gas hob, an extractor fan and a stainless steel sink and drainer. There is additional space for two free standing appliances, one of which has plumbing for a washing machine.

Ground Floor WC

A useful ground-floor WC with a wash basin and a WC.

First Floor -

Landing

A bifurcated landing providing access to all the bedrooms and the house bathroom with a cream carpet flowing throughout. There is also a loft hatch providing access to the loft.

Master Bedroom

A generously sized double bedroom with PVCu windows to the front and rear elevation. There is an additional loft hatch providing access to the loft.

Bedroom Two

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

Bedroom Three

A third double bedroom set to the rear of the property with wood effect laminate flooring and a PVCu window to the rear elevation.

Bedroom Four

A small double bedroom benefiting from a large storage cupboard and a PVCu window to the front elevation.

House Bathroom

A fully tiled house bathroom with tiled flooring comprising of a WC, a wash basin, a shower cubicle with glass doors, and a separate corner bath unit. There is a PVCu privacy window to the side elevation.

Exterior

The property is accessed via remote controlled electric gates which open onto a driveway and secure lawned garden. The rear of the property can be accessed from both sides and has been decked to create a low maintenance seating area.

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



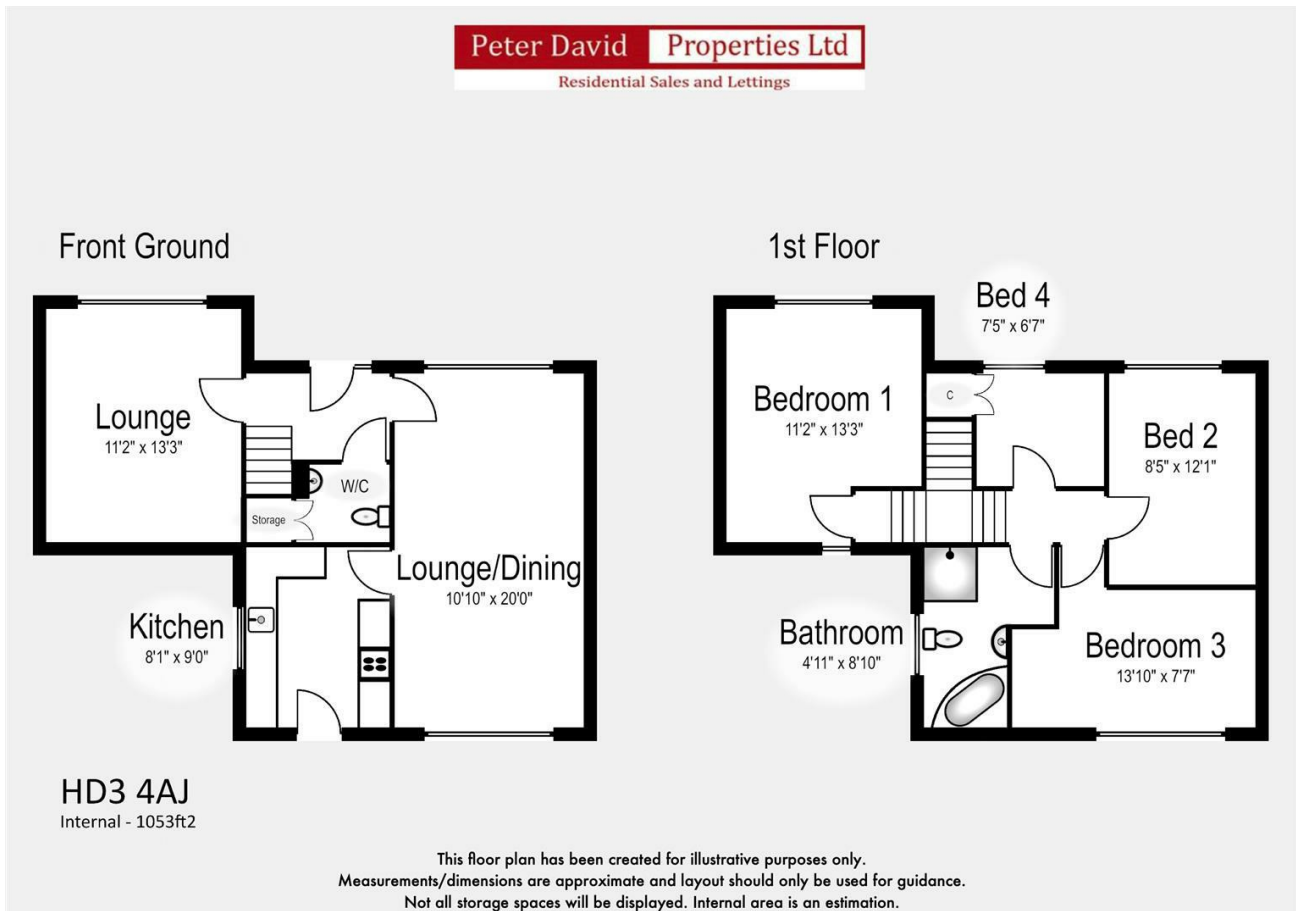
Hybrid Map



Terrain Map



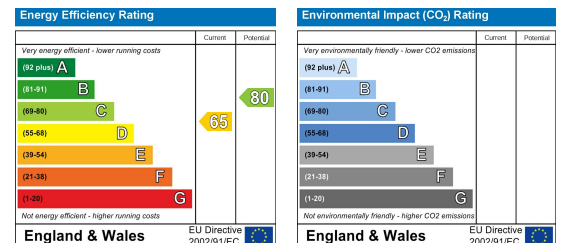
Floor Plan



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



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