

Peter David

Properties Ltd

Residential Sales and Lettings



37 Heatherfield Road

Marsh, Huddersfield, HD1 4QL

Offers over £200,000



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Living Room

Access via a composite door straight into the living room with laminate flooring flowing throughout the ground floor. A feature inset electric stove sits on a stone hearth with a solid wood lintel above, making an ideal focal point. New PVCu window to front aspect. Access to the hallway.

Hallway

In the centre of the property is the hallway with laminate flooring and carpeted steps rising to the first floor accommodation.

Kitchen/Diner

To the rear of the property is this spacious kitchen/diner again with laminate flooring. The kitchen has cashmere hi-gloss matching wall and base units and laminate work surfaces. Integrated appliances comprise of: an electric oven, an electric hob, an extractor, a dishwasher, a fridge freezer and a 1.5 ceramic sink and drainer sitting under PVCu window overlooking the rear garden. A PVCu door takes you out to the side of the property. The dining area is very spacious and has ample space for a family dining table and seating area. There is a walk in storage cupboard, a modern vertical radiator and PVCu window to the side.

Landing

Carpeted stairs take you to the first floor accommodation with a glass and solid wood balustrade. Access to all bedrooms, bathroom and a partially boarded loft with a ladder and electrics.

Bedroom One

To the front of the property is a spacious double bedroom with fitted wardrobes across one wall. PVCu window to front aspect.

Bedroom Two

To the rear is a second double bedroom with fitted wardrobes and a useful storage cupboard. PVCu window overlooking the rear garden.

House Bathroom

A modern partially tiled house bathroom with laminate flooring. Comprising of WC, wash basin, bath with an overhead shower, a rainhead shower a hand held shower attachment and a glass screen. Benefiting from a chrome towel rail and a PVCu privacy window to the front elevation.

Exterior

To the rear of the property is a large private and enclosed garden with a paved patio area. Steps lead down to the lawn with mature shrubs to the side and a further porcelain patio area to the bottom of the garden, an ideal spot for entertaining or for children to play. Benefiting from a useful shed. To the front is a tarmac driveway with off-road parking for two cars and a side access gate leading through to the rear garden.

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

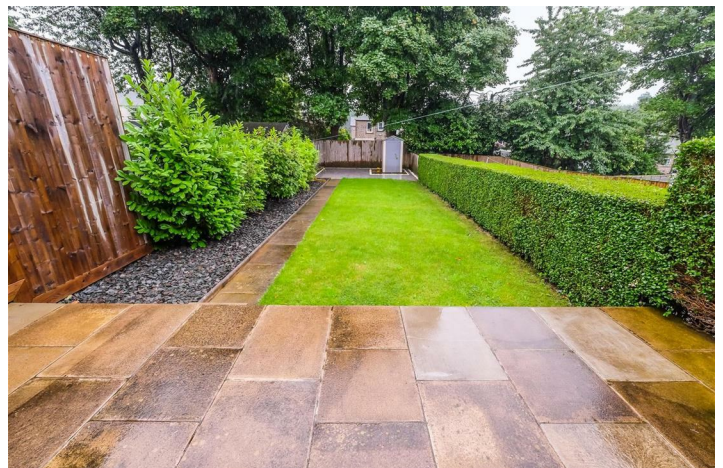
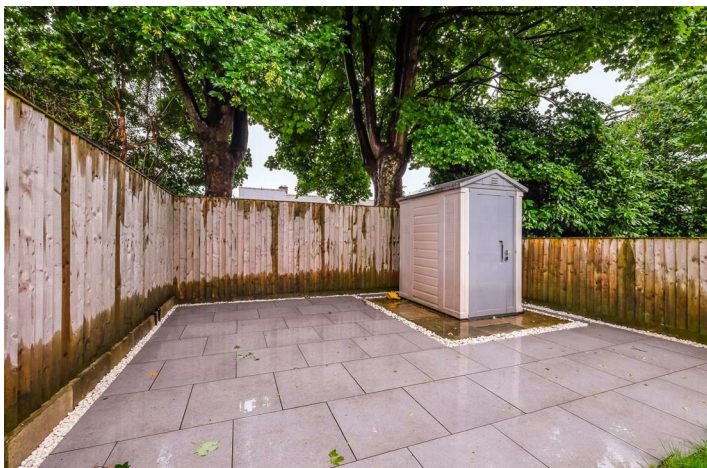
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales

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



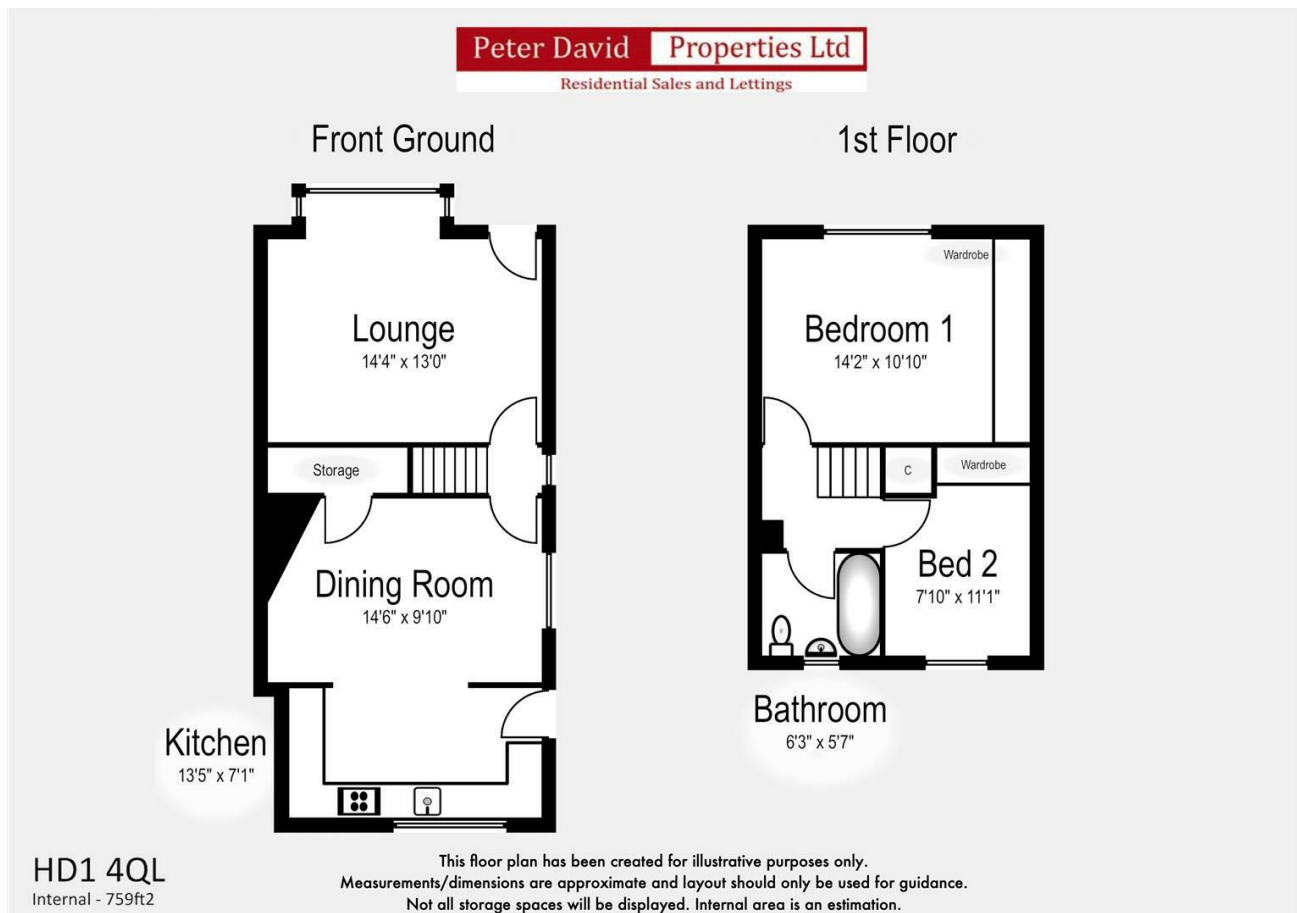
Hybrid Map



Terrain Map



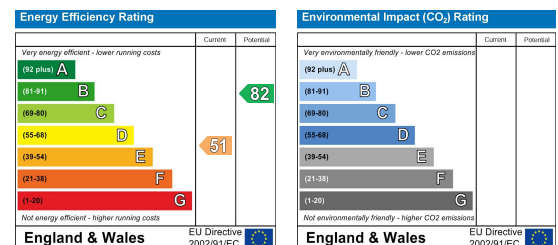
Floor Plan



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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