

Peter David

Properties Ltd

Residential Sales and Lettings



46 Marlington Drive

, Huddersfield, HD2 1GU

Offers in the region of £200,000



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Entrance Hallway

Enter the property via a wooden door into the hallway with laminate flooring flowing throughout the groundfloor. Benefiting from understairs storage. Access to groundfloor WC and the open plan kitchen/diner/living room.

Groundfloor WC

A useful groundfloor WC, with laminate flooring. Comprising of: WC, and a wash basin with tiled splashback.

Ope Plan Kitchen/Diner/Living Room

This spacious living area is the full length of the house. The kitchen/dining area has modern matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of : an electric oven, an electric hob, an extractor and a stainless steel sink and drainer. There are three free standing spaces for appliances, one with plumbing for a washing machine and ample space for a dining table. A PVCu window to front aspect. The living area is to the rear of the property and has PVCu patio doors leading out to the patio area.

Landing

Carpeted stairs rise to the first floor accomodation. A large cupboard provides plenty of storage. Access to all bedrooms, house bathroom and loft.

Master Bedroom

To the front is a carpeted double bedroom with PVCu window to front elevation. Access to en-suite.

En-Suite

A modern partially tiled en-suite with tiled flooring. Comprising of: WC, a wash basin and a shower cubicle

with glass folding door, rainhead shower and hand held shower attachment. PVCu privacy window to front elevation.

Bedroom Two

To the rear is a second double bedroom with PVCu window to rear elevation

Bedroom Three

A single bedroom to the rear of the property. PVCu window to rear aspect.

House Bathroom

A modern partially tiled house bathroom with vinyl flooring and feature panelling. Comprising of: WC, wash basin and bath with hand held shower attachment.

Exterior

To the rear of the property is an enclosed garden with a large lawn and a decked area, ideal for entertaining or relaxing with family. To the side is a tarmac driveway with off-road parking for two cars.

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

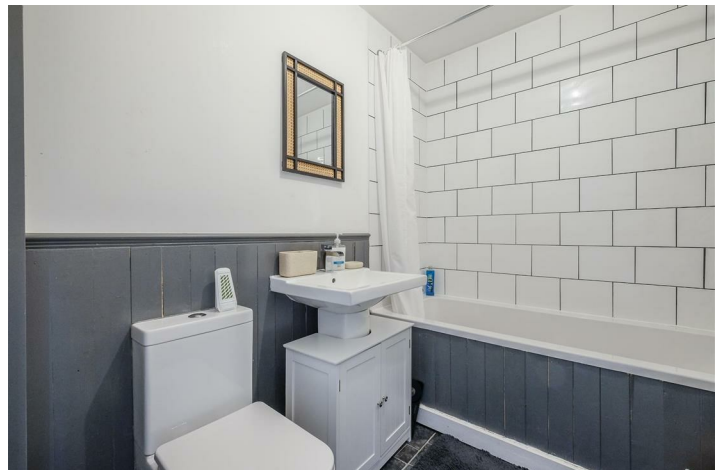
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



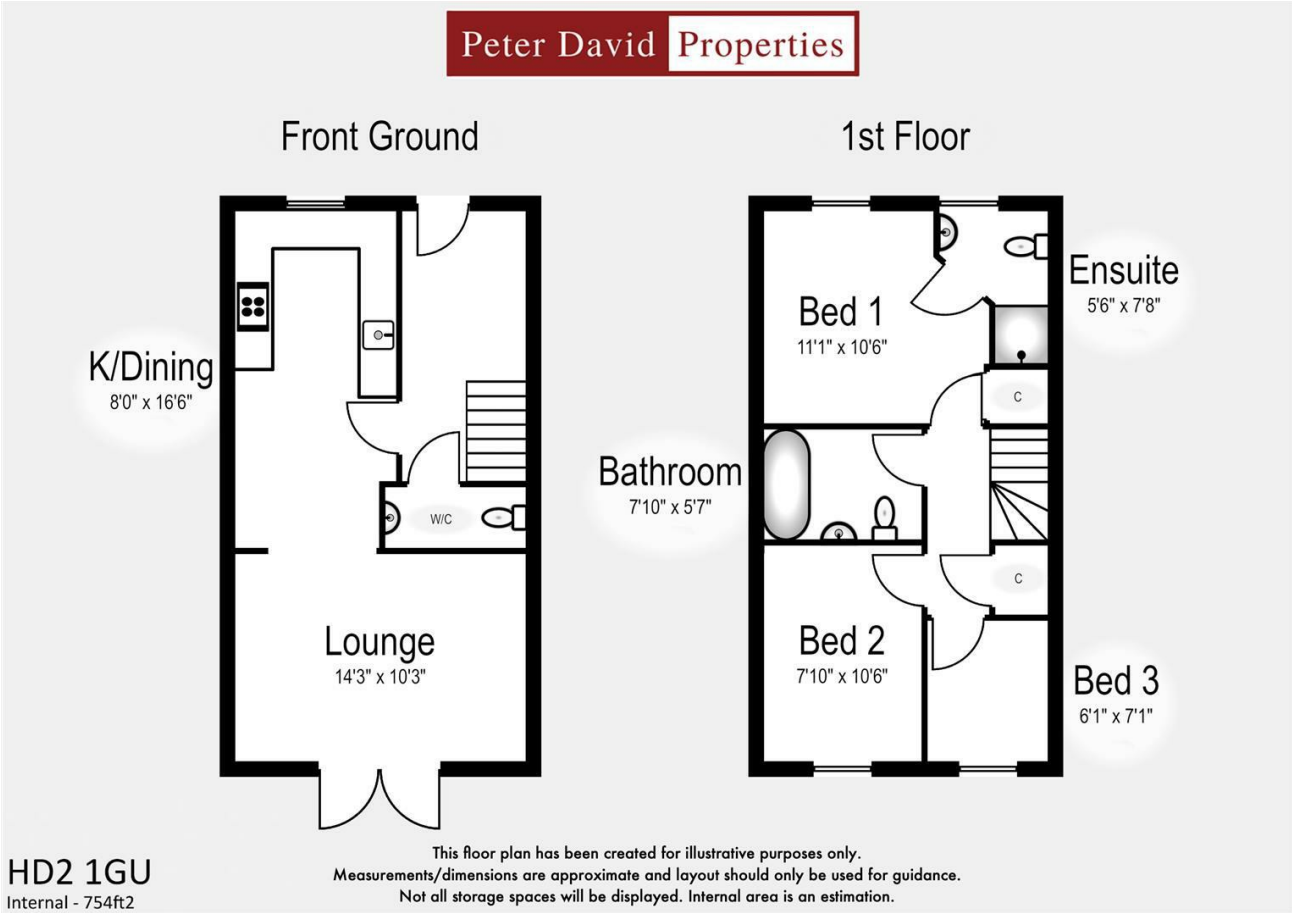
Hybrid Map



Terrain Map



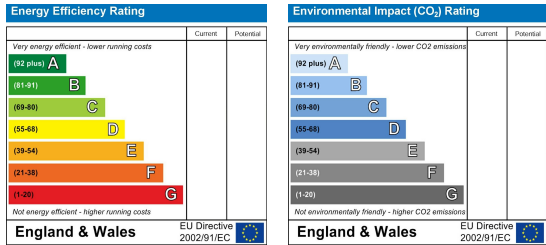
Floor Plan



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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