

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 63 St. James Road

Marsh, Huddersfield, HD1 4QA

Offers in the region of £155,000





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## Entrance Vestibule

Enter the property through a PVCu door into a entrance vestibule with coir matting.

## Living Room

A spacious carpeted living featuring a stunning log burner fire on a stone hearth making for an ideal focal point. A PVCu to the front aspect allows for plenty of natural light.

## Kitchen/diner

A generously sized kitchen/diner to the rear of the property with wood matching wall and base units, tiled splashbacks and laminate worktops. There is a composite sink and drainer and a an integrated dishwasher and three free standing spaces for appliances. A large central islands provides an ideal dining space. PVCu to the rear elevation overlooking the garden. Access is provided to the cellar and rear garden through a PVCu door.

## Cellar

Stone steps lead to spacious cellar used for storage benefitting from electrics and plumbing for a washing machine. Access to the rear garden through a PVCu door.

## Landing

Carpeted stairs lead to the first floor accommodation. Access to both bedrooms and house bathroom.

## Bedroom One

A spacious double bedroom to the front of the property. a PVCu window to the front elevation.

## Bedroom Two

A second double bedroom to the rear of the property. A PVCu window to the rear elevation.

## Bathroom

A fully tiled modern house bathroom with laminate flooring. Comprising of: a bath with overhead shower, a sink with vanity unit, a WC and a chrome towel rail. A Privacy PVCu window to the rear elevation.

## Exterior

To the front of the property is a gravelled front yard with a tarmac path leading to the front door. To the rear is an enclosed garden with a flagged stone area and a lawn with gate to the back road.

## 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.

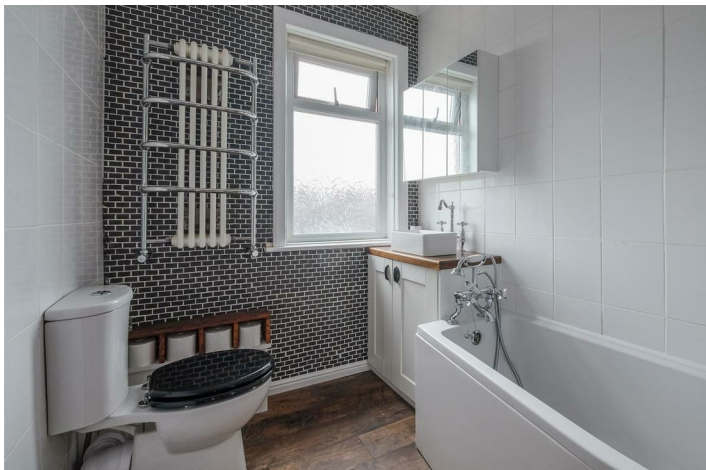
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



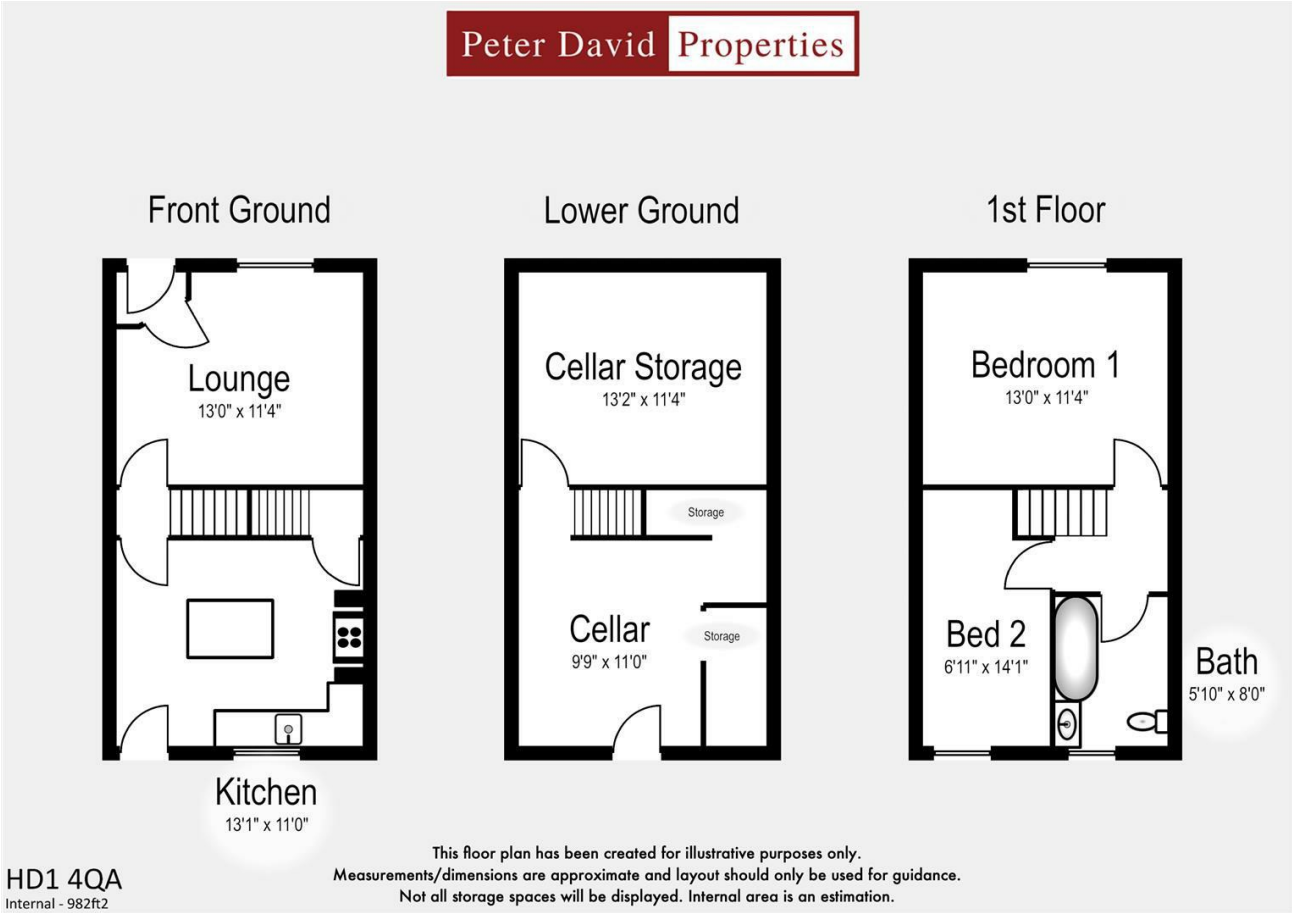
Hybrid Map



Terrain Map



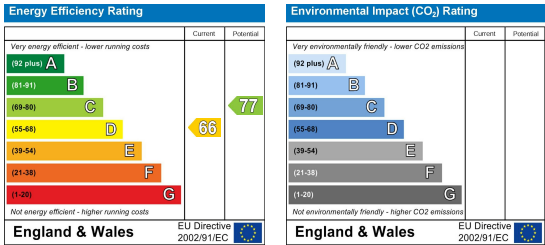
Floor Plan



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.

- 5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

T: 01422 366948  
E: halifax@peterdavid.co.uk
- 102 Commercial Street  
Brighouse HD6 1AQ

T: 01484 719191  
E: brighouse@peterdavid.co.uk
- 20 New Road  
Hebden Bridge HX7 8EF

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk
- 213 Halifax Road  
Huddersfield HD3 3RG

T: 01484 719191  
E: huddersfield@peterdavid.co.uk