

Peter David

Properties Ltd

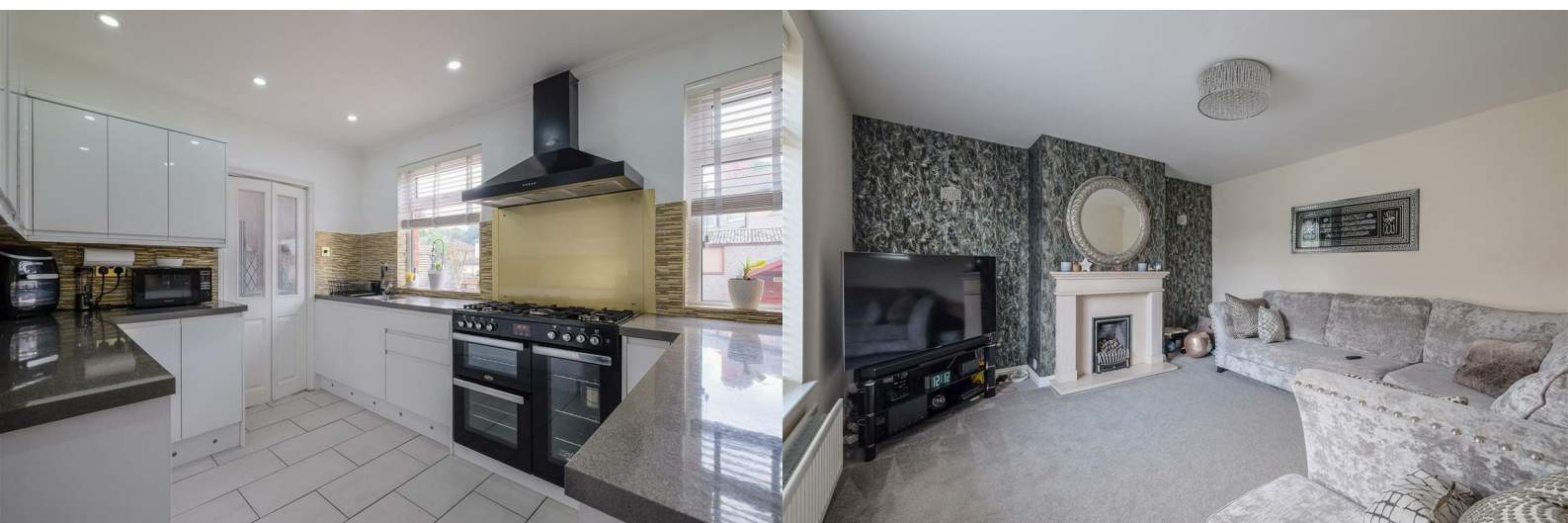
Residential Sales and Lettings



71 Carr Street

Marsh, Huddersfield, HD3 4AU

£330,000



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Entrance Hallway

Enter the property through a composite door into the entrance hallway with grey carpet that runs throughout. Access is provided to the living room and the second reception as well as stairs to the first floor.

Living Room

To the front of the property is a large family living room with a gas fire accompanied by a quartz surround and hearth making an ideal focal point. There are PVCu windows to the front aspect allowing plenty of natural light.

Dining Room

Parallel to the living room is the extensive second reception room which blends dining and living into one. There is ample space for a family dining table and a state of the art log burner to the front aspect of the property. Access is provided to the kitchen and the room benefits from PVCu dual aspect PVCy windows.

Kitchen

The kitchen is set to the rear of the property and comprises of off white gloss matching wall and base units, laminate work surfaces with tiled splashbacks, vinyl flooring and a stainless steel sink and drainer. There is a large range oven with a five gas hob with extractor and glass splashback. Access provided to the utility and WC as well as plenty of storage options. A PVCu window sits above the sink overlooking the rear garden.

Utility

Partnering the kitchen is a handy utility room with tiled flooring and space for two appliances (one with plumbing). There is access to the WC and a composite door to the rear garden.

WC

A useful fully tiled WC with a wash basin.

Landing

Carpeted stairs rise to the first floor accommodation. Access to all first floor rooms.

Master Bedroom

A large master bedroom to the front of the property benefitting from fitted wardrobes. There is a PVCu window to the front aspect.

En-Suite

A very spacious fully tiled en-suite comprising of: a shower cubicle, WC, vanity units and a chrome towel rail. There is a privacy PVCu window to the front aspect.

Bedroom Two

A second double bedroom to the rear of the property also benefitting from fitted wardrobes. There is a PVCu window to the rear aspect.

Bedroom Three

A third double bedroom with fitted wardrobes with vinyl flooring. There is a PVCu window to the front aspect.

Bedroom Four

A fourth double bedroom also benefitting from fitted wardrobes. There is a PVCu window to the rear.

House Bathroom

A fully tiled house bathroom to the rear of the property. Comprising of: A bath with overhead shower and glass screen, chrome towel rail and a WC. There is a PVCu window to the rear aspect.

Exterior

Externally the property benefits from a private modern and enclosed garden to the front and rear. To the front is a composite metal gate with lawn area and flagged stone path which wraps around the property. To the rear of the property is a composite decked area and a lawn area to the foot with stones surrounding. Behind the rear garden is a detached extended single garage benefitting from electrics and a driveway with space 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

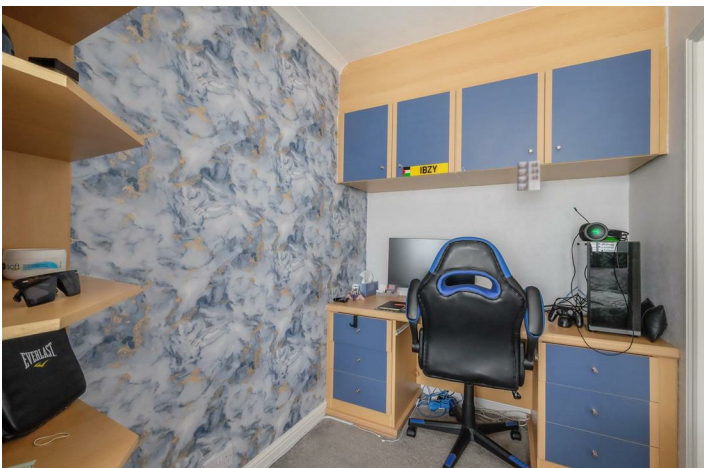
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

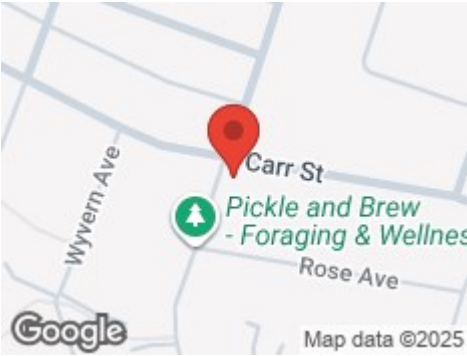
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



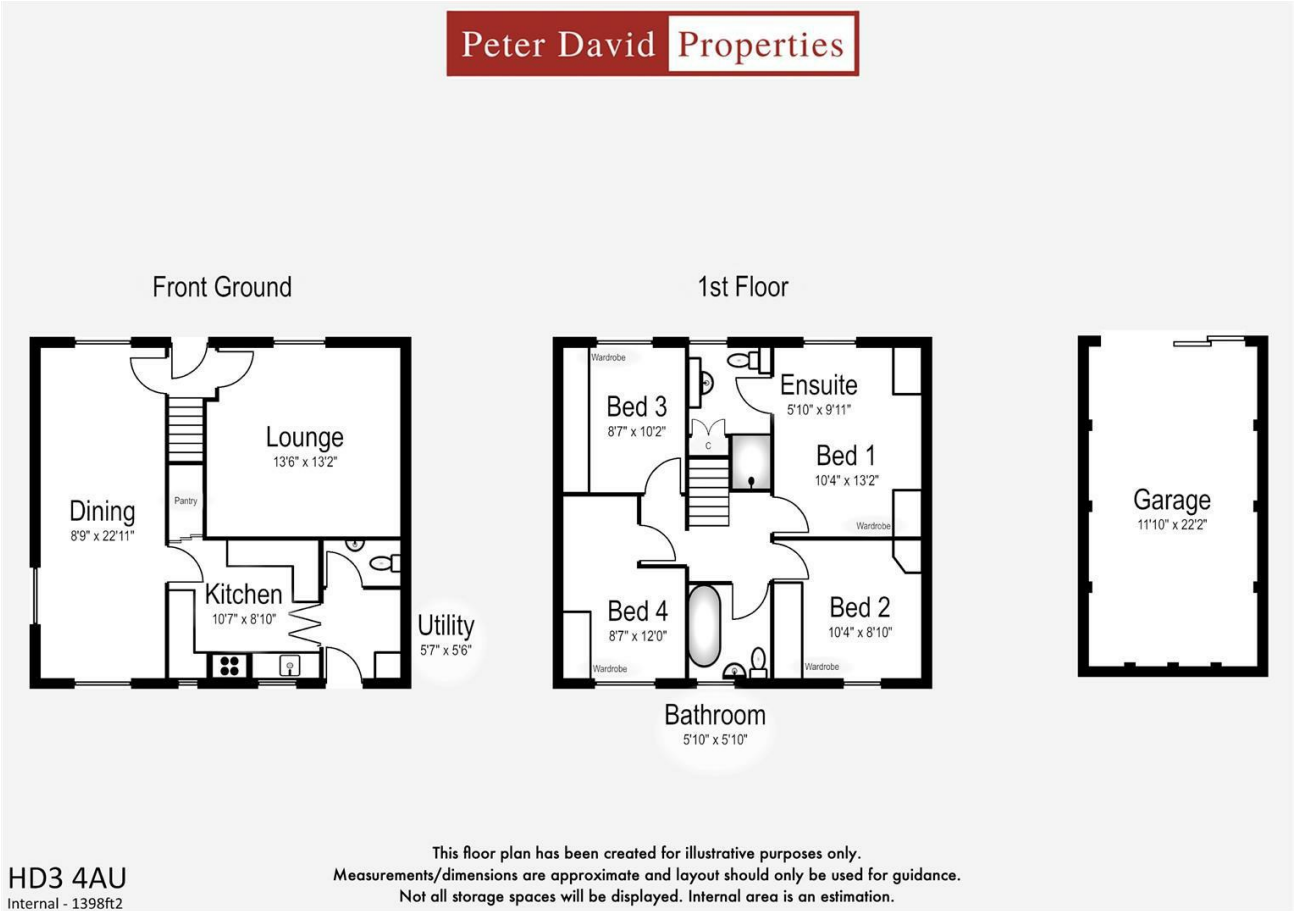
Hybrid Map



Terrain Map



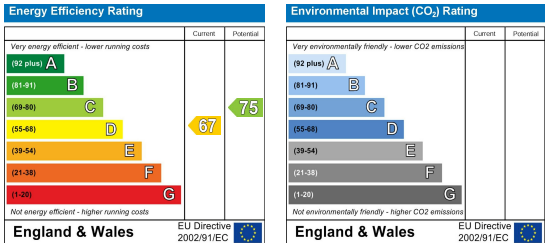
Floor Plan



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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