









welcome to

Park Drive, Marsh Huddersfield

Expansive views over Greenhead Park, while being pristinely presented within keeping of historical features.













Lounge

15' 11" x 16' 4" (4.85m x 4.98m)

Sizeable reception room with carpeted flooring and warmed by a multifuel fire with a beautiful original surround plus a central heating radiator. The room has feature coved ceiling with ceiling rose and alcove shelving. Double glazed window overlooks the front.

Kitchen

7' 3" x 7' 11" (2.21m x 2.41m)

Good sized kitchen fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and hob with extractor over. Sink unit with drainer. With tiled flooring and a double glazed window to the front.

Bedroom

15' x 16' 6" (4.57m x 5.03m)

Superbly sized bedroom with full length fitted wardrobes and a good sized double glazed bay window to the side. The room has carpeted flooring and warmed by a central heating radiator.

Bathroom

14' 11" x 5' 10" (4.55m x 1.78m)

Fully tiled bathroom suite with Jacuzzi bath and separate shower cubicle. Low flush WC, wash hand basin and airing cupboard. Double glazed window overlooks the rear with frosted glass.





welcome to

Park Drive, Marsh Huddersfield

- Original Feature Showcased In Every Room
- Expansive Views Over Greenhead Park
- Quick To M62 Network and Town Centre Amenities
- Residents Parking Available

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

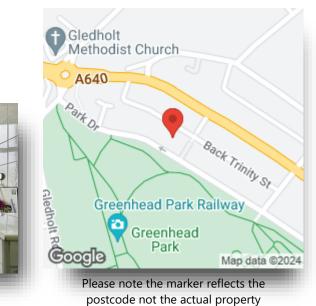
offers in the region of

£170,000









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Property Ref: HDF116325 - 0003 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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