



90 Heatherfield Road

Marsh, Huddersfield, HD1 4QJ

Offers in the region of £275,000



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Entrance Hallway

Enter the property through a composite door with glass panelling. Access into the living room and kitchen.

Living Room

A spacious living room with PVCu dual aspect windows. Access into the dining room.

Dining Room

A good sized dining room with ample space for a dining table. Benefiting from PVCu patio doors leading to the side garden.

Kitchen

A kitchen with tiled flooring, matching wall and base units and tiled splashbacks. A free standing double electric oven with gas hob, an extractor and a sink and drainer which sits beneath a PVCu window overlooking the side garden. There are two free standing spaces for appliances, one with plumbing for a washing machine.

Bedroom One

A double bedroom with a PVCu window to the side aspect.

Bedroom Two

A second double bedroom with a PVCu window to the side.

House Bathroom

A fully tiled house bathroom comprising of; a WC, a wash basin with a vanity unit, a walk in shower with a glass screen. PVCu privacy window to the side.

Exterior

Situated on a generously proportioned corner plot,

this property offers an array of desirable external features, including a spacious driveway providing off road parking for two cars. Additionally, the house boasts surrounding gardens to three sides with various lawns and patio areas. The property also benefits from a double detached garage with an up and over door.

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.

Mortgages

We recommend Chris Terry at Naomi Financial, 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.



Road Map



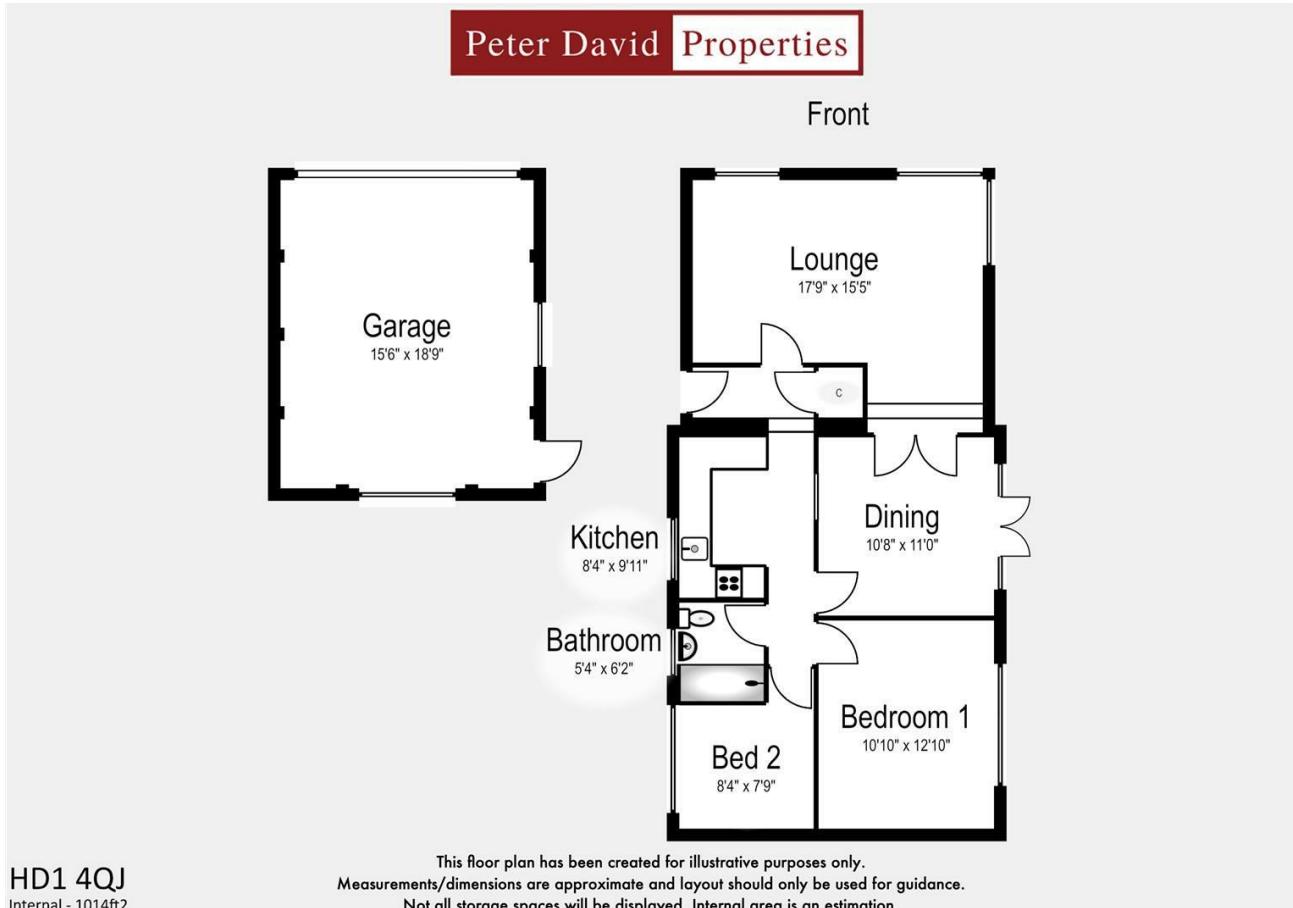
Hybrid Map



Terrain Map



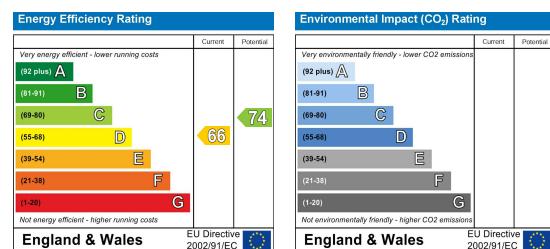
Floor Plan



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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