

# Peter David Properties

Residential Sales and Lettings

## Luck Lane

### £139,000



# Luck Lane

## Description

Offered to the market is this three bedroom end of terrace property, which would make an ideal home for a first time buyer or a growing family! The property briefly comprises: an entrance hallway, living room, a spacious kitchen diner, a cellar, landing, two double bedrooms, a single bedroom and a house bathroom. Externally the property benefits from gardens to front and rear, including a single detached garage. Ideally located in the convenient location of Marsh, this home would be suitable for those who commute and need easy access to the M62 motorway network. This property is just a short distance from Huddersfield town centre and it is also within close proximity of both Brighouse and Halifax Town Centres. Internal viewings are advised to appreciate the potential that this property has to offer.

## Features

Perfect For First Time Buyers Or Investors  
Chain Free  
Spacious Accommodation Throughout  
Gardens To The Front & Rear  
Large Cellar  
Gas Central Heating & Double Glazing Throughout  
Single Detached Garage  
EPC - TBC  
Three Bedrooms  
Large Kitchen Diner

### Entrance Hallway 5.46m (17'11") x 1.07m (3'6")

Providing access to the ground floor accommodation.

### Living Room 4.19m (13'9") x 3.61m (11'10")

A spacious living room benefits from a fitted gas fire and a large window to the front aspect.

### Kitchen Diner 4.67m (15'4") x 4.37m (14'4")

A spacious fitted kitchen diner with cream base units with granite effect work surfaces and provides access to the cellar. The kitchen comprises: a stainless steel sink and drainer, space for free standing appliances and space / plumbing for a washing machine. The kitchen also benefits from a fitted gas fire, a door providing access to the rear garden and a window to the rear aspect.

### Cellar 14.25m (46'9") x 2.97m (9'9")

Dry keeping cellar.

### Landing 1.68m (5'6") x 4.75m (15'7")

Providing access to the first floor and loft hatch.

### Master Bedroom 3.38m (11'1") x 4.24m (13'11")

A double master bedroom with a window to the rear elevation.

### Bedroom Two 3.33m (10'11") x 2.90m (9'6")

A second smaller double bedroom with a window to the front elevation.

### Bedroom Three 1.80m (5'11") x 2.92m (9'7")

A single bedroom with fitted storage cupboards and a window to the front elevation.

### Bathroom 4.22m (13'10") x 1.37m (4'6")

A partially tiled house bathroom briefly comprises; a WC, a hand wash basin, a bath with an overhead shower fitment, laminate flooring, fitted storage cupboards and a frosted window to the rear elevation.

## External

Externally the property further benefits from a stone paved patio to the front and an enclosed garden to the rear, which comprises of a lawn and a single detached garage.

## Viewings

Viewings strictly by appointment only.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Directions

Directions from Peter David Properties Huddersfield office -

Head south-east on Halifax Rd/A629 towards Birchington Ave

Turn right onto Thornhill Rd

Turn left onto New Hey Rd/A640

Continue to follow A640

Turn right onto Reed St

At the roundabout, continue straight onto Luck Ln and the destination will be on the left.

83 Luck Lane, Marsh, Huddersfield, HD1 4QU.

## Disclaimer

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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.
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23-25 George Street  
Halifax HX1 1HA

102 Commercial Street  
Brighouse HD6 1AQ

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)