

Peter David

Properties Ltd

Residential Sales and Lettings



## 5 Moor Croft Close

, Mirfield, WF14 9FA

Price guide £335,000



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## Entrance Hallway

Accessed via a composite door with feature glass panel to one side this spacious entrance hallway provides access to the ground floor WC and kitchen/diner. The hallway benefits from a ceramic tiled floor which extends throughout the ground floor accommodation.

## Ground floor WC

A partially tiled modern downstairs WC comprising of WC and hand basin. PVCu privacy window to front.

## Kitchen/Diner

A large spacious and beautifully appointed dual aspect kitchen diner with hi-gloss matching wall and base units, laminate work-surfaces and glass splash backs. Featuring integral appliances, including: a dishwasher, a large American fridge freezer, a microwave, an electric oven and a four ring gas hob with an extractor fan. The kitchen also benefits from an inset stainless steel sink and drainer and there is ample space for a large dining table. Featuring open aspect through to the living room and stairs rising to first floor accommodation. PVCu window to both front and side aspect.

## Utility Room

Adjacent to the kitchen, the utility room provides high-gloss base units, laminate work surfaces, a stainless steel sink and drainer and plumbing for a washing machine. There is a large useful under stair storage cupboard and access to the garage through an internal door.

## Living Room

This modern open aspect living room has bi-folding doors which extend across the full width of the property allowing the outside in and making this an

ideal space to entertain guests. Additionally there is a further floor to ceiling window to the side aspect.

## Landing

A spacious landing with access to all bedrooms and house bathroom. Benefiting from a neutral carpet which flows throughout the first floor accommodation and also featuring a large storage cupboard and access to the loft. PVCu window to rear elevation.

## Master Bedroom

A double bedroom featuring built in floor to ceiling wardrobes with sliding doors. PVCu window to front elevation.

## En-Suite

A partially tiled en-suite comprising WC, hand basin and double walk in shower with glass screen. Benefiting from laminate flooring, a chrome wall radiator and an inset wall cupboard providing additional storage.

## Bedroom Two

A second double bedroom with PVCu window to front elevation.

## Bedroom Three

A third double bedroom with PVCu window to rear elevation.

## Bedroom Four

A single bedroom with PVCu window to rear.

## House Bathroom

A partially tiled house bathroom comprising: WC, hand basin, bath with overhead shower and glass screen. Also benefiting from chrome towel radiator and laminate flooring. PVCu privacy window to front elevation.

## Exterior

Externally this property features a low maintenance garden to the front with stone path leading up to the property. To the rear there is a large and enclosed garden with a grassed and patio area and also featuring a wooden gazebo covering the hot tub (separate negotiation) and shed. There is a large integral garage with access from both the front and rear.

## 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



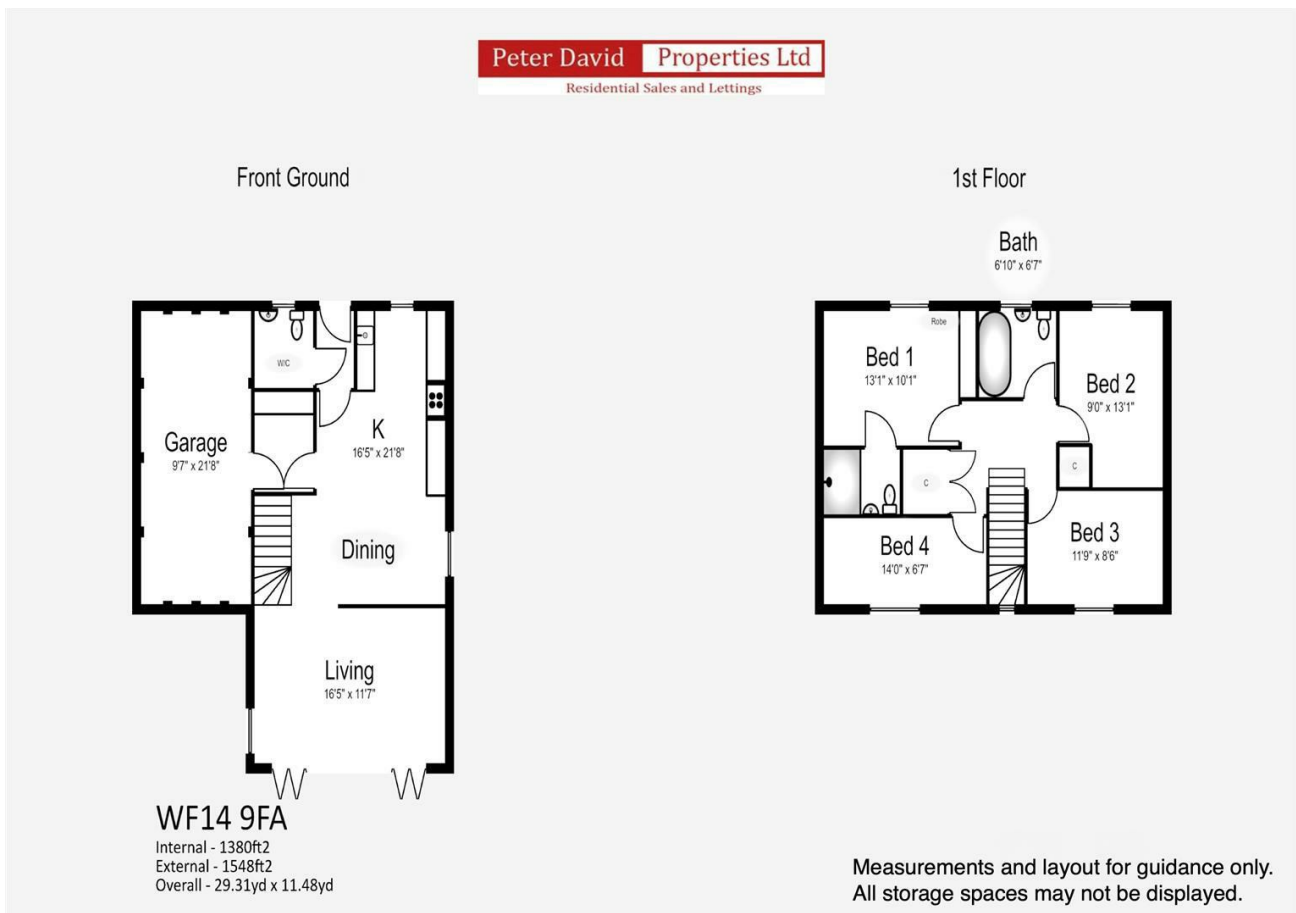
## Hybrid Map



## Terrain Map



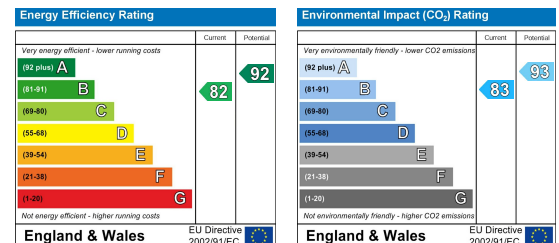
## Floor Plan



## 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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