

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 26 Crosland Fold

Lindley, Huddersfield, HD3 3WR

Offers in the region of £399,950



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## Entrance Hallway

Enter this spacious property through a composite door with side privacy glass panel into a light and welcoming entrance hallway with stairs rising to the first floor accommodation. A neutral carpet flows throughout and there is coir matting to the entrance area. Double glass doors lead through into the living room and a single half glass door provides access to the kitchen/diner. The hallway also benefits from a large under stairs storage cupboard.

## Living Room

This modern and luxurious reception room features a bay PVCu window to the front aspect. A wooden fire surround (stove not included) provides an attractive focal point.

## Kitchen/Diner

This fabulous kitchen/diner is the hub of this home and provides a perfect space to entertain guests. The kitchen features white gloss matching wall and base units, laminated work surfaces and a stainless steel sink positioned in front of a PVCu window overlooking the rear garden. Integrated appliances comprise of an electric oven, a gas hob, an extractor fan, a dishwasher and a fridge/freezer. There is a spacious dining area with PVCu double doors leading out into the rear garden and an archway leads off the kitchen into a utility area. Wood effect vinyl flooring flows throughout.

## Utility Room

A useful utility room with a laminated worktop and plumbing for a washing machine and space for an additional freestanding appliance. A composite door provides access to the side of the property and an internal door leads to the WC.

## Ground floor WC

A modern partially tiled ground floor WC with a hand basin. There is a PVCu privacy window to the rear aspect.

## Landing

A landing providing access to all bedrooms and the house bathroom. A neutral carpet flows throughout the first floor accommodation and there is a large storage cupboard housing the water tank. A loft hatch leads to a partially boarded loft space.

## Master Bedroom

A generously sized master bedroom featuring a built in wardrobe with mirrored sliding doors. There is a PVCu window to the front elevation.

## En-suite

A partially tiled en-suite shower room with a WC, hand basin and a shower cubicle. There is a PVCu privacy window to the front aspect and vinyl flooring.

## Bedroom Two

A large double bedroom with a PVCu window to the front aspect.

## Bedroom Three

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

## Bedroom Four

A fourth double bedroom with a PVCu window to the rear aspect.

## House Bathroom

A stylish and contemporary partially tiled house bathroom with a WC, wash basin and bath with an overhead shower and glass screen. There is vinyl flooring and a PVCu privacy window to the rear elevation.

## Exterior

Externally this property offers a large, south-facing garden to the rear featuring a raised lawn with surrounding flower beds. There are two patio areas, one with a pergola perfect for relaxing in the sun or entertaining friends. To the front of

the property there is a lawn and a double paved driveway leading to a single integral garage, which has an up-and-over door, power and light. The property also benefits from an additional, designated visitor parking space adjacent to the driveway.

### **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.

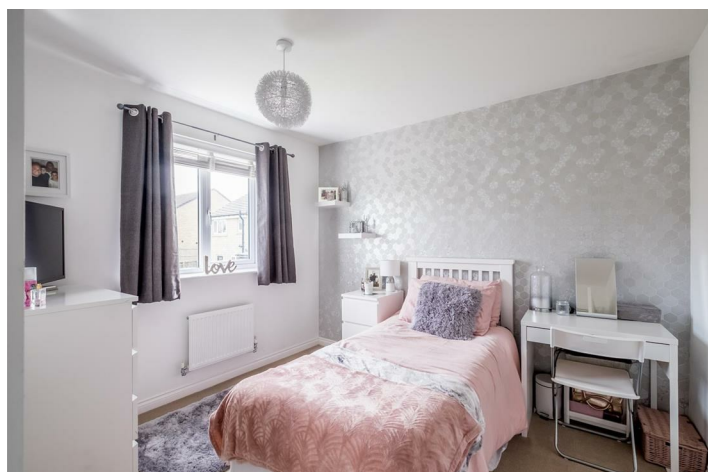
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. **Measurements:** These approximate room sizes are only intended as a 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



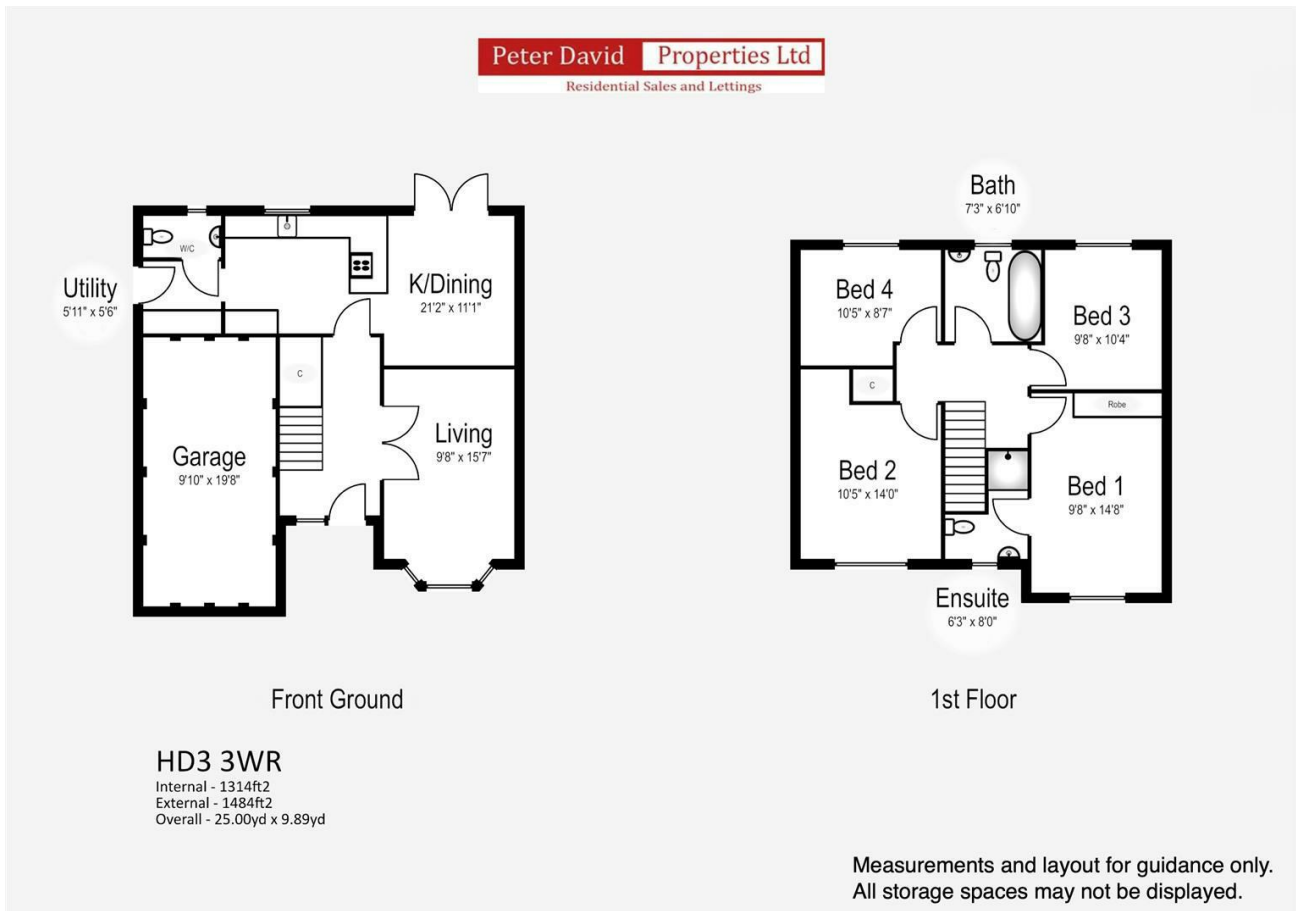
## Hybrid Map



## Terrain Map



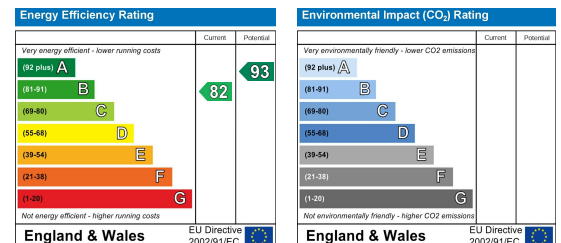
## Floor Plan



## 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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