

Peter David

Properties Ltd

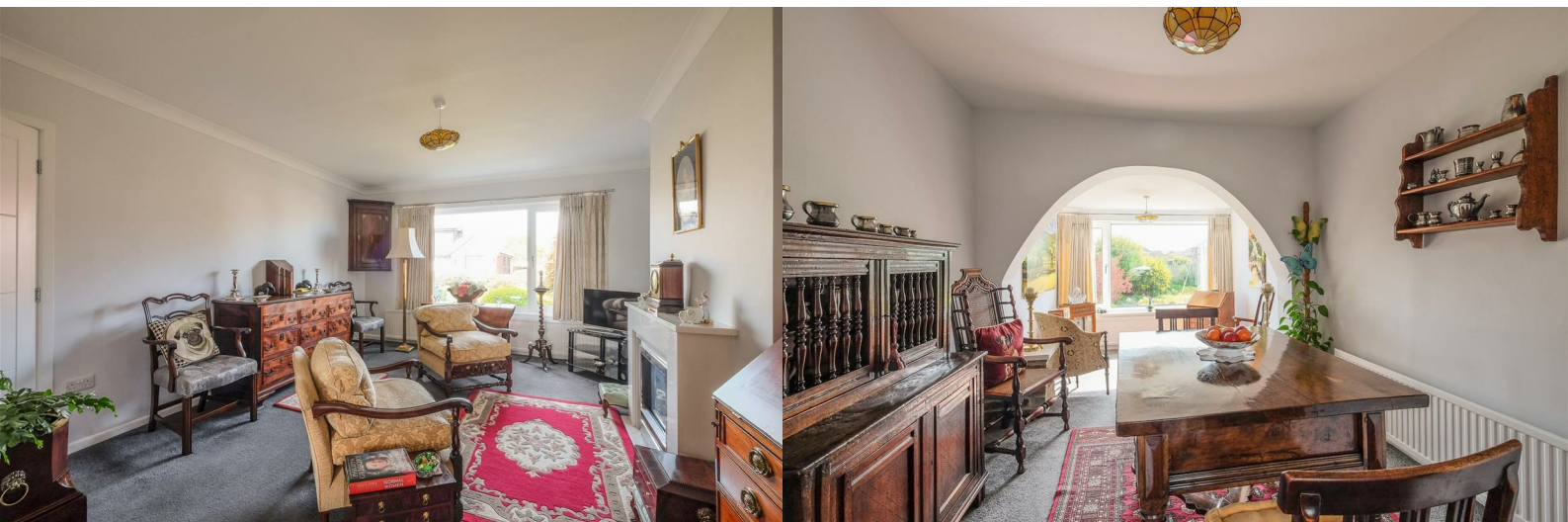
Residential Sales and Lettings



## 2 Moorlands Crescent

Mount, Huddersfield, HD3 3UF

Offers in the region of £300,000



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## Entrance Hallway

Enter via a PVCu door with full length PVCu privacy window to the side into the hallway. Access to all ground floor rooms and stairs rising to first floor accommodation.

## Living Room

A spacious living room with a marble fireplace housing a electric living flame fire making an ideal focal point. A PVCu window to front aspect provides plenty of natural light and a double door lead through to the dining room.

## Dining Room

A further spacious two tiered dining room with space for seating. This is an ideal space for entertaining. A large PVCu window overlooks the rear garden.

## Kitchen

To the rear of the property is the kitchen with tiled flooring, matching wood effect wall and base units, granite worksurfaces and granite splashbacks. Intergrated appliances comprise of: an eye level double oven, an induction hob, an extractor, a fridge freezer, a dishwasher and a 1.5 stainless steel sink and drainer under a PVCu window looking into the orangery. Benefiting from a useful breakfast bar with seating for two people. A PVCu door leads out to the orangery.

## Orangery

A spacious orangery with laminate flooring. PVCu window to the side and rear and a further skylight providing plenty of light. PVCu door leads out to the rear garden. This area has the potential to be amalgamated to the kitchen, making a large and spacious family kitchen diner

## Bedroom One

To the front of the property is a large double bedroom with PVCu window to front aspect.

## Bedroom Three

A single carpeted bedroom with fitted wardrobes. PVCu window to side aspect.

## House Bathroom

A modern house bathroom with laminate flooring and acrylic splashbacks. Comprising of WC, wash basin with vanity unit and a large walk in shower with glass sliding door. PVCu privacy window to side aspect.

## Landing

Carpeted stairs rise to the first floor.

## Bedroom Two

A second spacious double bedroom with built in storage cupboards. PVCu window to front elevation.

## Exterior

This property sits on a large plot. To the rear is a private and enclosed garden with a decorative stone patio area, and a lawn with herbaeous borders. To the front is a further garden with an abundance of mature shrubs, herbaceous borders and a stone driveway (off road parking for four cars) leading to a single detached garage with an electric door.

## 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

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## Road Map



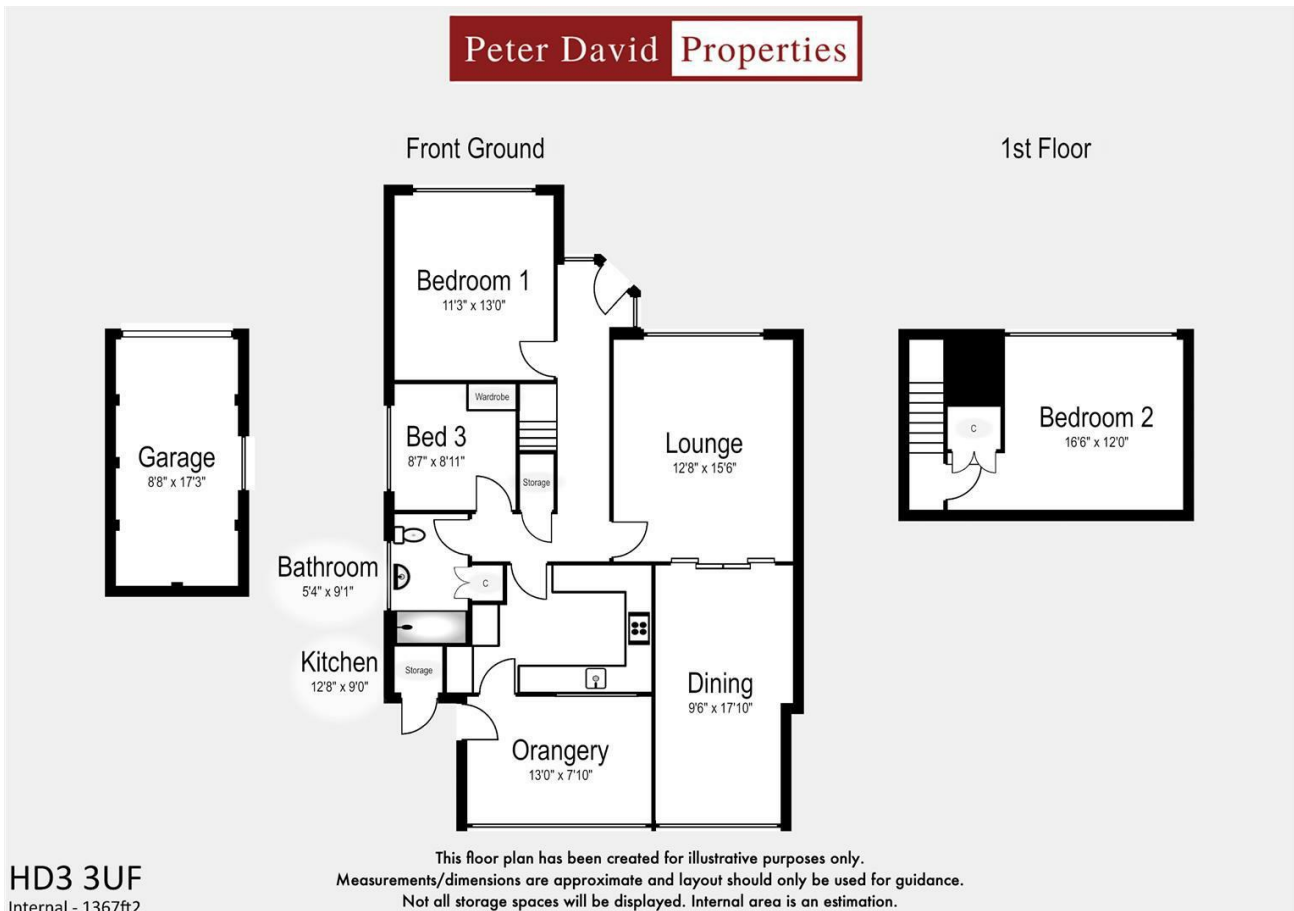
## Hybrid Map



## Terrain Map



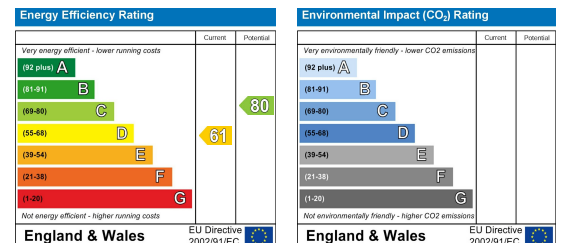
## Floor Plan



## 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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