Peter David Properties Ltd

Residential Sales and Lettings

19 Royd Croft

Quarmby, Huddersfield, HD3 4EQ

Offers in the region of £285,000

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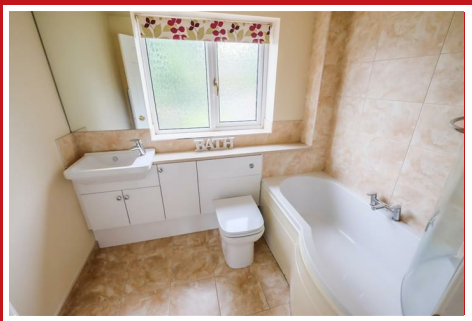


Entrance Hallway
Enter the property via a PVCu door into the carpeted hallway. Benefiting from a walk in storage cupboard. Access to groundfloor WC and open living/dining room.

Groundfloor WC
A partially tiled and wood panelled groundfloor WC. Comprising of WC, wash basin with vanity unit and PVCu privacy window to front aspect.

Open Living/Dining Room
A spacious open living dining room with laminate flooring. The living room has a gas fire with limestone surround providing a pleasant focal point. PVCu bay window to the front aspect provides plenty of natural light. To the rear is the dining area with ample space for a family dining table. PVCu patio doors lead you through to the conservatory.

Conservatory
A PVCu conservatory to the rear of the property with laminate flooring. PVCu doors lead out to the rear garden.

Kitchen
To the rear of the property is the kitchen with laminate flooring, wood effect matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: an electric double oven, an electric hob, an extractor, a fridge, a freezer, a washing machine and a 1.5 ceramic sink and drainer. A PVCU door with window to the side leads out to the rear patio area.

Landing
Carpeted stairs rise to this spacious landing with PVCu window to the side and access to all bedrooms and bathroom. Benefiting from two storage cupboards and access to the partially boarded loft.

Bedroom One
To the front is this spacious double bedroom with neutral carpet and fitted mirrored sliding wardrobes. PVCu window to front elevation.

Bedroom Two
To the rear is a second double bedroom with PVCu window overlooking the rear garden.

Bedroom Three
A single bedroom with built in cupboard. PVCu window to front aspect.

House Bathroom
A partially tiled house bathroom with tiled flooring. Comprising of: concealed cistern WC, inset wash basin with vanity unit and a P-shaped bath with electric shower and glass screen. Benefiting from a chrome towel rail.

Exterior
Externally the property benefits from gardens to three sides . To the rear of the property is a private and enclosed garden with a paved patio area and a lawn with herbaceous borders. There is access down the side garden and to the front of the property. There is a rear access door to the garage. To the front is a tarmac driveway (off-road parking for two cars) leading to a garage with an up and over door, electrics and lighting.

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

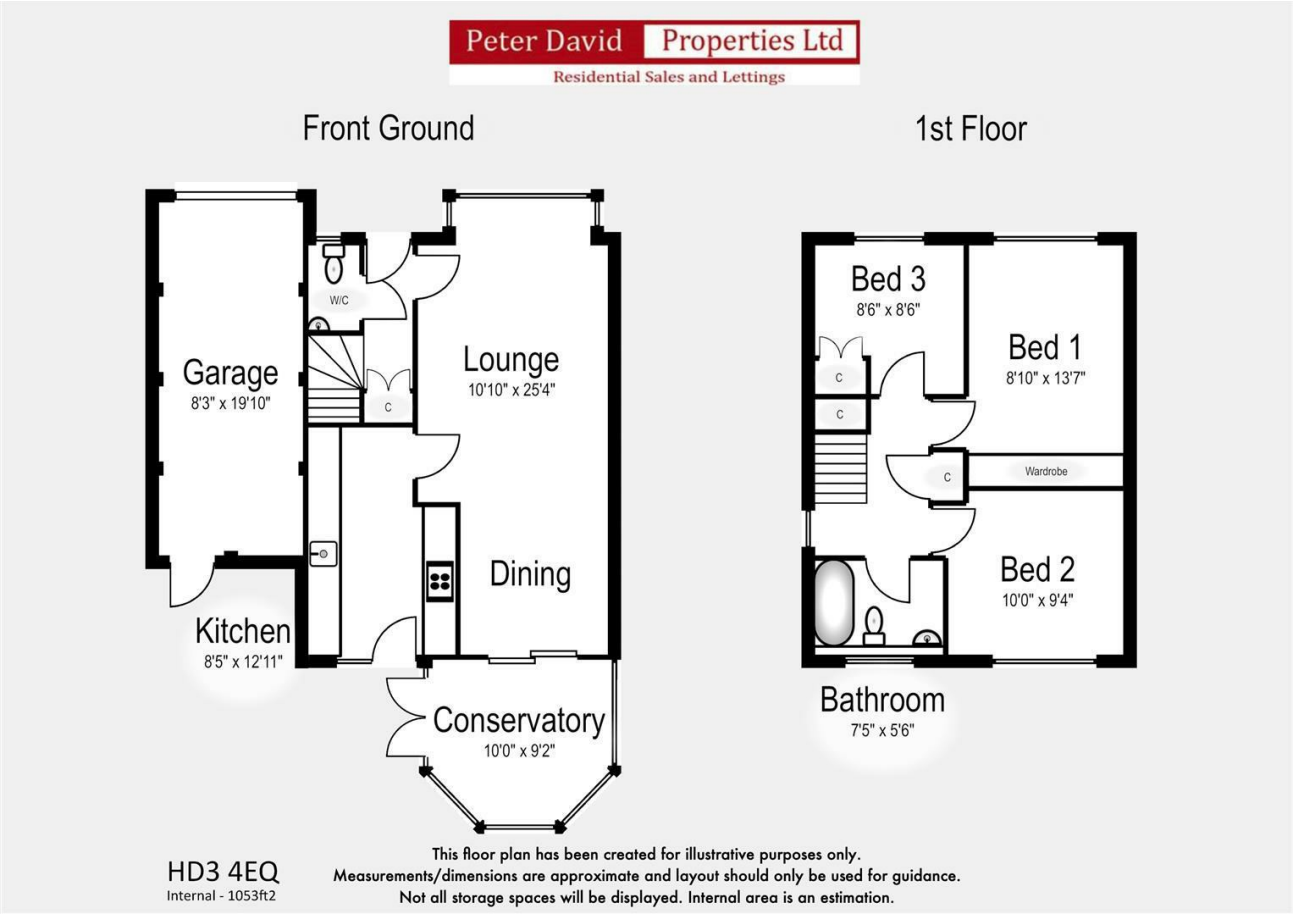
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

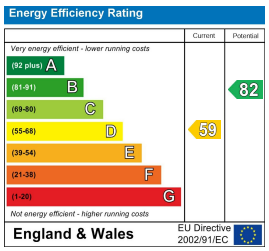
Floor Plan

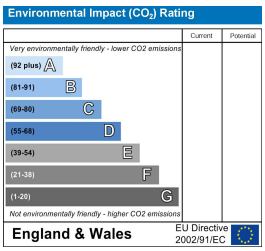


Viewing

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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