Peter David Properties Ltd

Residential Sales and Lettings

46 Crosland Fold

Lindley, Huddersfield, HD3 3WR

Offers in the region of £375,000

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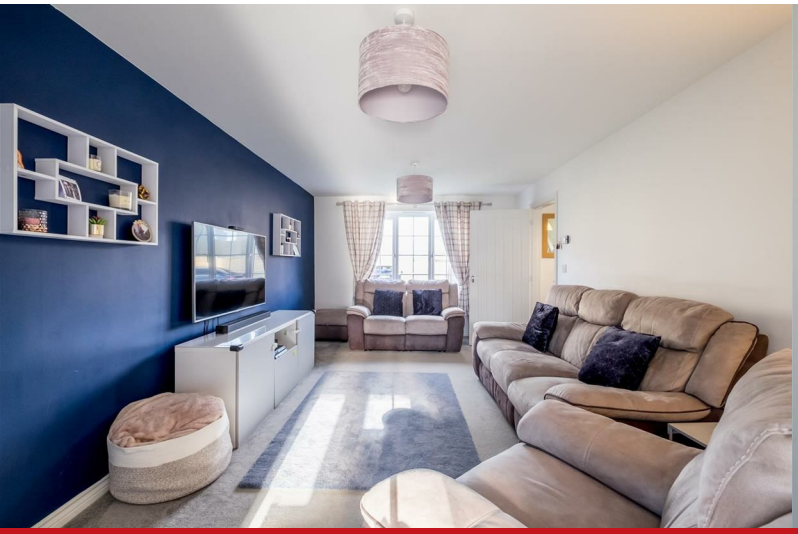

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Ground floor -

Entrance Hallway
Enter the property via a composite front door into a bright and welcoming entrance hallway with grey laminate wood flooring and coil matting next to the front door. The hallway provides access to the living room, kitchen/diner, WC and integral garage. There are carpeted stairs rising to the first floor.

Living Room
A generous living room with a PVCu window to the front aspect and double internal doors leading into the dining room. A grey carpet flows throughout.

Dining Room
A bright and airy room set at the rear of the property with double PVCu patio doors with surrounding glass panels to the rear and an additional PVCu window to the side aspect. Laminate wooden flooring flows throughout.

Kitchen/Diner
A well equipped kitchen with white wooden matching wall and base units, grey laminate work tops and a stainless steel splash back behind the hob. Integrated appliances comprise; a gas hob, a built-in extractor fan, a dual oven and a dishwasher. There is also space for an additional freestanding appliance and plumbing for a washing machine. There is a stainless steel sink and drainer in front of a PVCu window to the rear aspect and double PVCu doors provide access to the rear garden. Wood effect vinyl flooring flows throughout and there is ample space for a dining table.

WC
A useful ground floor WC comprising; a WC and wash basin with tiled splash back. There is tile effect vinyl to the floor.

First floor -

Landing
A spacious landing providing access to all bedrooms and the house bathroom. There are also two additional storage cupboards and access to the loft space. A striped grey carpet flows throughout.

Master Bedroom
A spacious double bedroom with a PVCu window to the front aspect and fitted wardrobes providing plenty of storage space. A grey carpet flows throughout and there is access to the en-suite shower room.

En-suite
A partially tiled en-suite with tile effect vinyl flooring and a PVCu privacy window to the side aspect. There is a WC, wash basin and large shower cubicle.

Bedroom Two
A second double bedroom with two PVCu windows to the front aspect allowing plenty of natural light. The room also benefits from a built-in storage cupboard and an en-suite shower room. A grey carpet flows throughout.

En-suite
A partially tiled en-suite comprising a WC, wash basin and double shower cubicle. There is a PVCu privacy window to the side aspect.

Bedroom Three
A double bedroom with a grey carpet and a PVCu window overlooking the rear garden.

Bedroom Four
A fourth double bedroom with a grey carpet and a PVCu to the rear aspect.

House Bathroom
A partially tiled house bathroom with tile effect vinyl flooring and a PVCu privacy window to the rear. The bathroom comprises; a WC, wash basin and bath.

Exterior

Externally the property benefits from an enclosed rear garden with a large Indian Stone patio area with ambient wall lights and a raised lawn with surrounding borders. There is a wooden garden shed and an outside plug socket. To the front there is a driveway providing parking for two cars in front of the integral single garage. There is also a small lawn to the front with surrounding shrubs.

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

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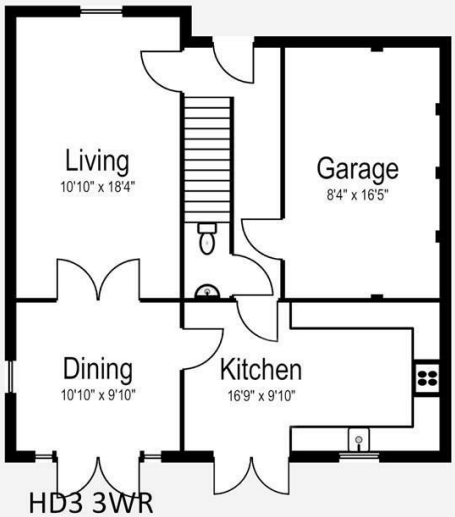
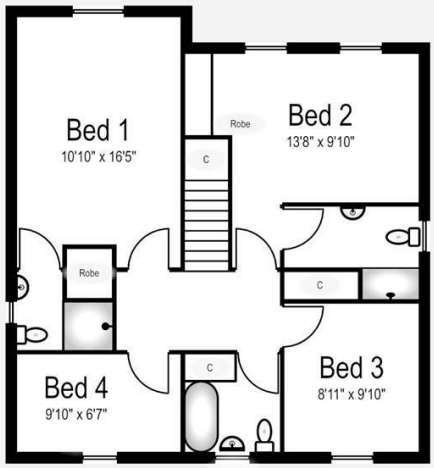
Front Ground



1st Floor



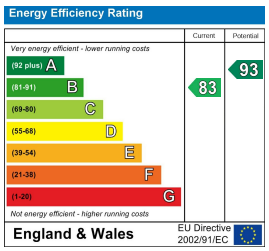
HD3 3WR
Internal - 1448ft2
External - 1617ft2
Overall - 22.27yd x 9.83yd

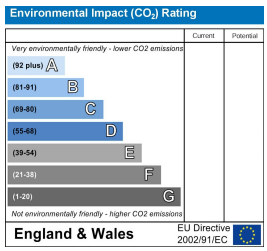
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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