

# Peter David

# Properties Ltd

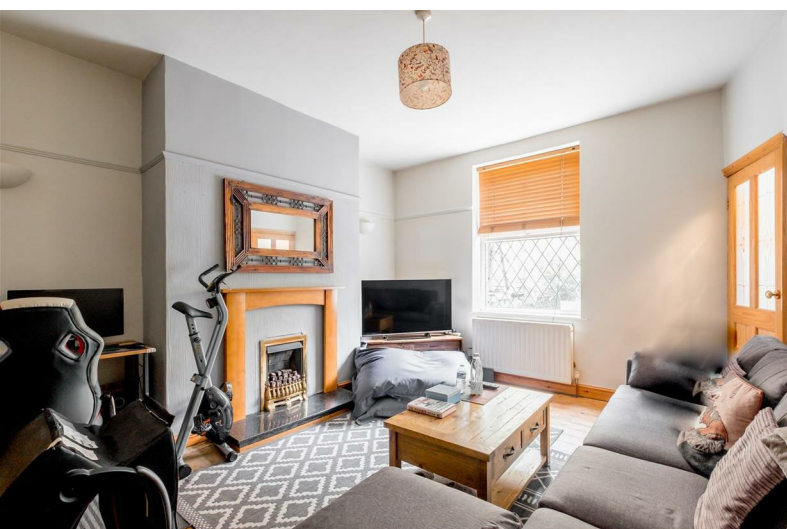
Residential Sales and Lettings



## 18 School Street

Moldgreen, Huddersfield, HD5 8AU

Offers in the region of £105,000



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## Ground Floor -

### Entrance Vestibule

Enter the property via a PVCu front door into the entrance vestibule. A laminate wood effect flooring flows through into the living room and grey carpeted stairs rise to the first floor accommodation.

### Living Room

This living room is spacious and well appointed with a original wood flooring and a feature wooden fireplace housing a gas fire on a marble hearth offering an attractive focal point. There is a PVCu window to the front aspect, looking out to the garden and stairs lead down to the kitchen.

## Lower Ground Floor -

### Kitchen

This spacious kitchen comprises; white matching wooden wall and base units, wood effect laminate work surfaces, tiled splash-backs, wood effect laminate flooring and a matt black sink and drainer. There are three freestanding spaces for appliances one of which has plumbing for a washing machine, and there is ample space for a dining table. Additionally, the kitchen boasts two useful storage cupboard's, and a PVCu window to the front aspect.

## First Floor -

### Landing

Access to the bedroom and the house bathroom.

### Bedroom One

The property boasts a generously sized double bedroom with a PVCu window to the front elevation.

## House Bathroom

This partially tiled house bathroom comprises; a WC, a wash basin, a corner bath unit and a shower cubicle with a glass screen. There is wood effect vinyl flooring and a PVCu window to the front aspect.

## Exterior

The property is accessed through a ginnel which leads to a fully enclosed patio area with decorative chipped slate and mature trees and 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.

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