

Peter David

Properties Ltd

Residential Sales and Lettings



## 58 Crescent Road

Birkby, Huddersfield, HD2 2TH

Offers in the region of £159,950



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**\*GRADE II LISTED TWO BEDROOM COTTAGE \*ORIGINAL FEATURES THROUGHOUT \*UNIQUE FAMILY HOME\***

Peter David Properties are excited to present to the open market this CHARMING TWO BEDROOM COTTAGE located in a POPULAR RESIDENTIAL AREA, situated off the main road and benefiting from off-street parking.

Well cared for and maintained by the current owners, the property offers an abundance of original features from exposed beams and feature fireplaces.

The property provides accommodation across two floors and briefly comprises; a kitchen, a dining room, a living room, two double bedrooms, a bathroom and a utility room. There is also a useful cellar space to the lower ground floor. Externally the property boasts an enclosed rear garden and to the front is off-road parking for two cars and a small outbuilding.

Situated just a short drive to Huddersfield town centre and all its amenities within. The M62 network is just a short drive away so ideal for those looking to commute to Manchester or Leeds. Local transport links and excellent primary and secondary schools are also nearby.

The true extent of what this property has to offer can only be truly appreciated by internal viewing, please contact the office to book your viewing today!

## Ground floor -

### Kitchen

Enter the property via a composite front door into the kitchen, with tiles to the floor and two wooden framed, double glazed windows to the front aspect. The kitchen features white wooden matching wall and base units, laminate worktops and tiled splash backs. Integrated appliances comprise; an electric oven, a gas hob and an extractor fan. There is also space for an additional under-counter appliance and a fridge freezer. Additionally there is a stainless steel sink and drainer, a serving hatch through to the living room and an internal doorway leading to the dining room.

### Dining Room

A well presented dining space with original features throughout including original wooden flooring and a stone Inglewood fireplace with an inset wood burner (currently not in use). There is a wooden framed, double glazed window to the front aspect with a built-in window seat.

### Hallway

A spacious rear entrance hallway providing access to the living room, dining room, cellar and with solid stone stairs leading to the first floor. The hallway boasts a wealth of original features from the Yorkshire stone flagged floor to the original beams to the ceiling. An external wooden door with double glazed glass panels leads to the rear garden.

### Living Room

A well appointed living room featuring a wooden framed, double glazed window to the rear aspect, exposed beams to the ceiling and a stone fireplace with a stone lintel housing a multi-fuel stove. Solid wood flooring flows throughout and there are built in cupboards to the alcove.

## First floor -

### Landing

A spacious landing providing access to the bedrooms and bathroom. There is a wooden framed, double glazed window to the front aspect and a loft hatch with a pull down ladder leading to a fully boarded loft space with light and power. Solid wood flooring flows throughout the first floor.

### Master Bedroom

A generous double bedroom with original, exposed beams to the ceiling and a wooden framed, double glazed window to the rear aspect. The room also features a stone fireplace with an inset grate.

### Bedroom Two

A second double bedroom with a wooden framed, double glazed window to the rear aspect.

### Bathroom

A partially tiled bathroom comprising a WC, wash basin and bath with overhead electric shower and glass screen. There is

a wooden framed, double glazed, frosted window to the front aspect. The bathroom also benefits from a chrome towel rail and there is access to the utility room.

### Utility Room

A useful utility area benefiting from plumbing for a washing machine and space for an additional two freestanding appliances. There is a wooden framed, double glazed, frosted window to the front aspect and also a small wash basin to the corner.

### Exterior

Externally the property boasts a large, enclosed, low-maintenance garden to the rear. There is a paved area surrounded by gravel and raised beds to the sides with an abundance of mature shrubs and trees. Additionally the garden features a greenhouse, a small garden shed and a bench under a wooden canopy. To the front of the property is parking for two cars and a small outbuilding.

### 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



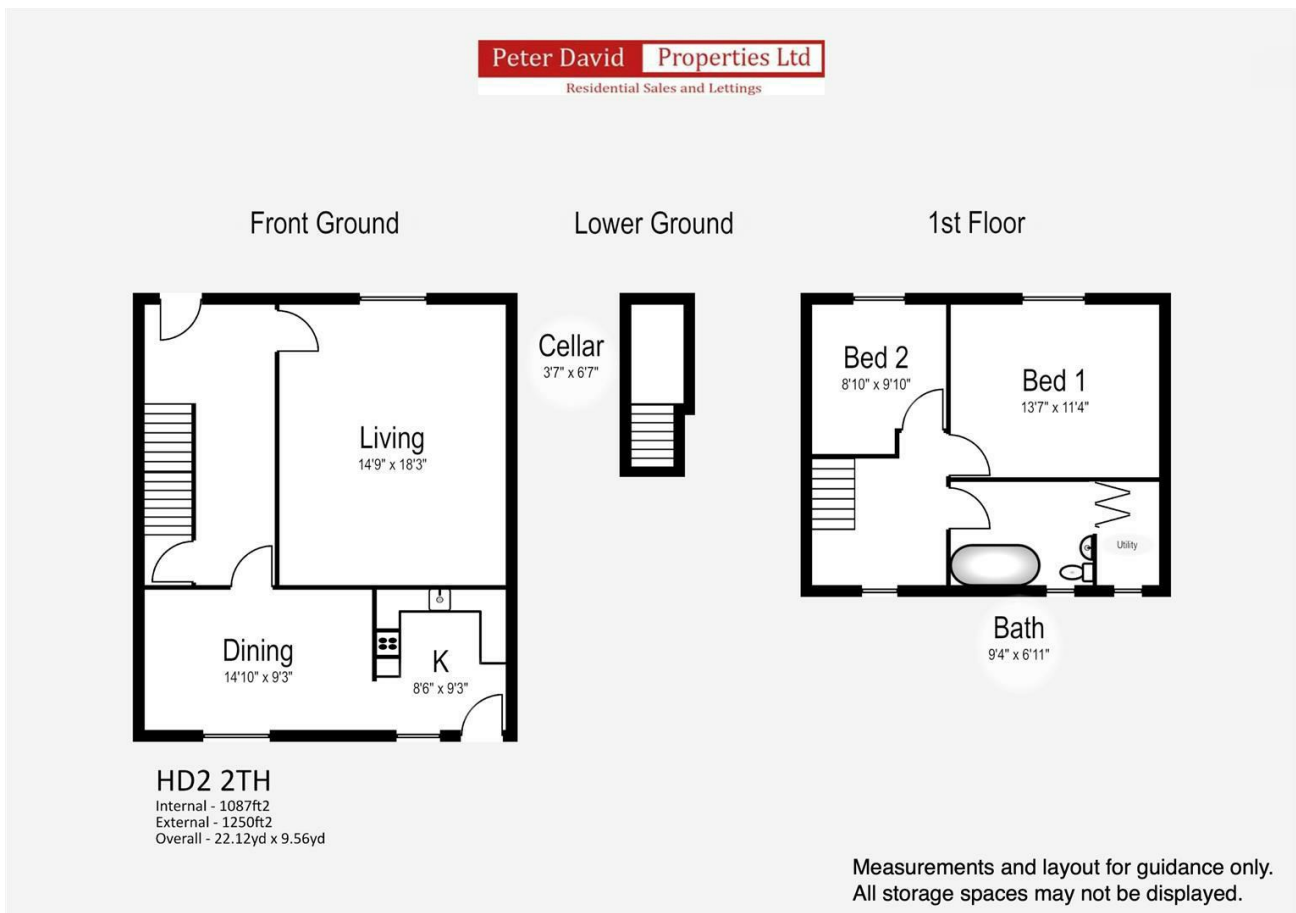
## Hybrid Map



## 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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