

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 12 Weatherhill Crescent

Huddersfield, HD3 3QZ

Price guide £209,950



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## Entrance Hallway

Enter through a PVCu door with a full length PVCu window to the front, this spacious hallway allows plenty of natural light with a staircase providing access to the first floor accommodation. There is also a large under-stairs storage cupboard and access to both the living/dining area and kitchen.

## Living/Dining area

This dual aspect living room which extends across the full length of the house provides both a living and dining space. There is plenty of natural light from a large window to both the front and rear aspect. Also benefiting from a gas fire with a wood and marble surround.

## Kitchen

A fitted kitchen, comprising: pine matching wall and base units with contrasting worktops and tiled splash backs, stainless steel sink and drainer, gas hob and oven with extractor fan, microwave and space to house an additional appliance. There is a door to the side which leads to the outhouse and garage. There would be the potential to change the internal layout to the ground floor to establish a large dining kitchen. With a window to the rear aspect.

## Landing

Access to first floor accommodation and loft.

## Master Bedroom

A large double bedroom with built in wardrobes with glass sliding doors. also benefiting from a large storage cupboard and two PVCu double glazed windows to front elevation.

## Bedroom Two

A second good sized double bedroom with built in wardrobes with glass sliding doors and PVCu double glazed window to front elevation.

## Bedroom Three

A third double bedroom benefiting from a large storage cupboard and PVCu double glazed window to rear elevation.

## Bedroom Four

A single bedroom which could also be used as either an office or snug. PVCu double glazed window to rear elevation.

## House Bathroom

A modern, fully tiled house bathroom with three piece suite comprising: corner shower cubicle, hand basin and WC. Also benefiting from a Chrome radiator and PVCu window to the rear elevation.

## Garage and Outhouse

A single garage and outhouse both of which are attached to the property give the prospective buyer potential to develop the ground floor living space or provide extra storage

## Exterior

Set on a substantial plot this property benefits from a large enclosed garden to the rear with grassed and patio area, a driveway (with parking for up to three cars) and a good sized garden to the front with a grassed and patio area.

## 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

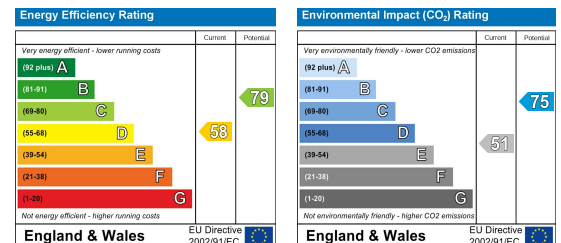


## Floor Plan

## 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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