

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 49 Hawthorne Terrace

Crosland Moor, Huddersfield, HD4 5RP

Offers in the region of £74,995



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## Entrance Hall

Enter the property via a PVCu front door into a carpeted entrance hall providing access to the living room and with stairs rising to the first floor.

## Living Room

A spacious living room with a PVCu window to the front aspect and a gas fire with a marble hearth and white wooden surround. There is an opening leading to a kitchen area.

## Kitchen

With matching white gloss wall and base units, laminated worktops and a stainless steel sink and drainer. There is space for an oven, an additional freestanding appliance and access to the cellar. There is wood effect vinyl to the floor.

## Landing

A spacious landing providing access to the bedrooms and bathroom. A brown carpet flows throughout the first floor accommodation.

## Bedroom One

A double bedroom with a PVCu window to the front elevation.

## Bedroom Two

A single bedroom with a PVCu window to the front elevation.

## Additional room

A additional room which could be used as an office or snug.

## Bathroom

A fully tiled house bathroom comprising a WC, a wash basin and a bath. There is wood effect vinyl to the floor.

## Exterior

The property is a rear terrace and is accessed through an alleyway. There is a garden to the front with a paved pathway and grassed area.

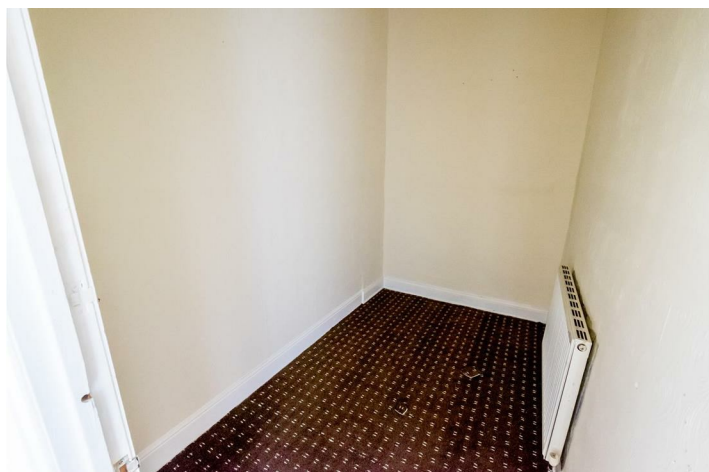
## Mortgages

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

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### Front Ground

### 1st Floor

**HD4 5RP**  
Internal - 593ft<sup>2</sup>  
External - 700ft<sup>2</sup>  
Overall - 16.57yd x 5.54yd

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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