Peter David Properties Ltd

Residential Sales and Lettings

30 Hawthorne Terrace

Crosland Moor, Huddersfield, HD4 5RP

Price guide £105,000

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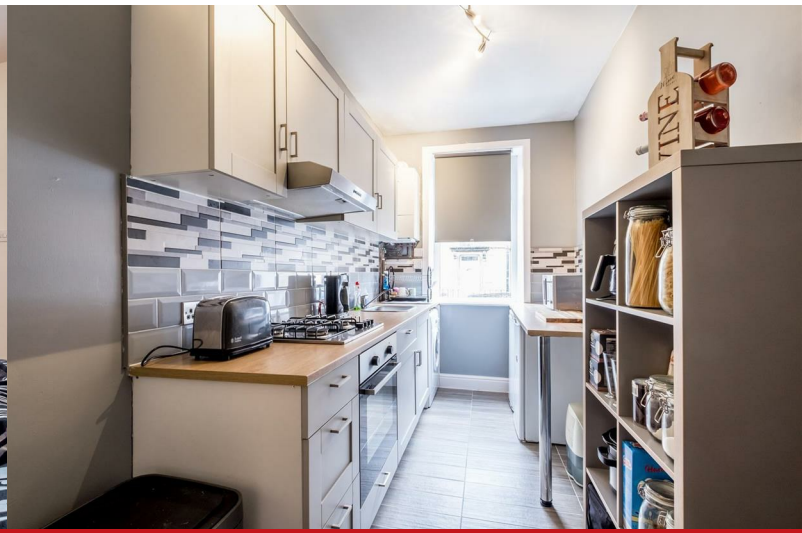

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Entrance hall
Enter the property through an attractive wooden door with an ornate stained glass panel above. The entrance hall has stairs rising to the first floor and provides access to the living room. There is original solid wood flooring throughout and into the living room.

Living room
A spacious living room with large PVCu window to front aspect providing plenty of natural light. A multi-fuel stove set on a stone hearth with a wooden lintel provides an attractive focal point.

Kitchen/diner
A modern kitchen space with matching wall and base units, laminate work surfaces, tiled splash backs and tiled flooring. Integrated appliances comprise of an oven, a gas hob and an extractor fan. There is also space for four free-standing appliances and plumbing for a washing machine. Additionally there is room for a dining table. PVCu window to front aspect and two doors providing access to the cellar (ideal for storage) and access to the side alleyway.

Landing
Providing access to the bedrooms and bathroom. There is also a loft hatch.

Master bedroom
A generous sized double bedroom with PVCu window to front elevation and large built-in wardrobes.

Bedroom two
A second double bedroom with PVCu window to front aspect.

House bathroom
A large, partially tiled bathroom with three-piece suite comprising of a WC, hand basin and bath with overhead shower. PVCu privacy window to front and laminate flooring. There is also a useful storage cupboard.

Exterior
Externally there is a large paved area to the front surrounded with gated metal fencing.

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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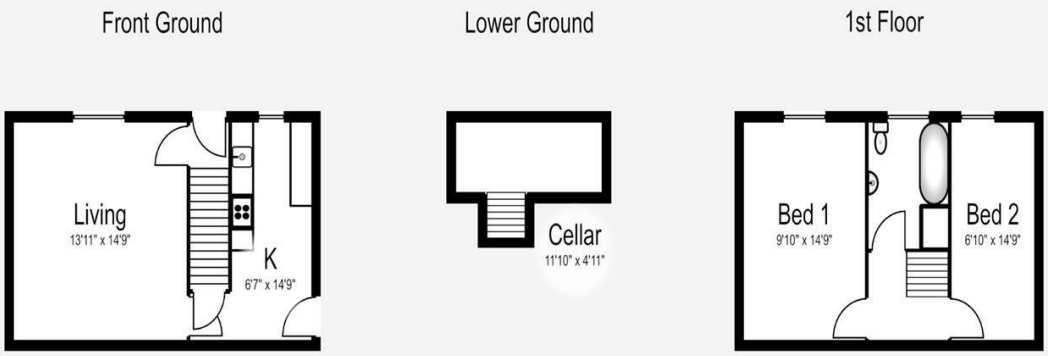


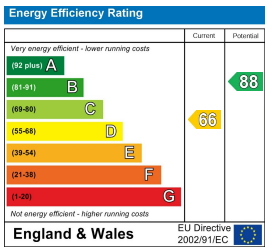
HD4 5RP
Internal - 762ft2
External - 911ft2
Overall - 27.37yd x 5.33yd

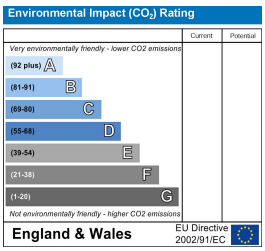
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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





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