

Peter David

Properties Ltd

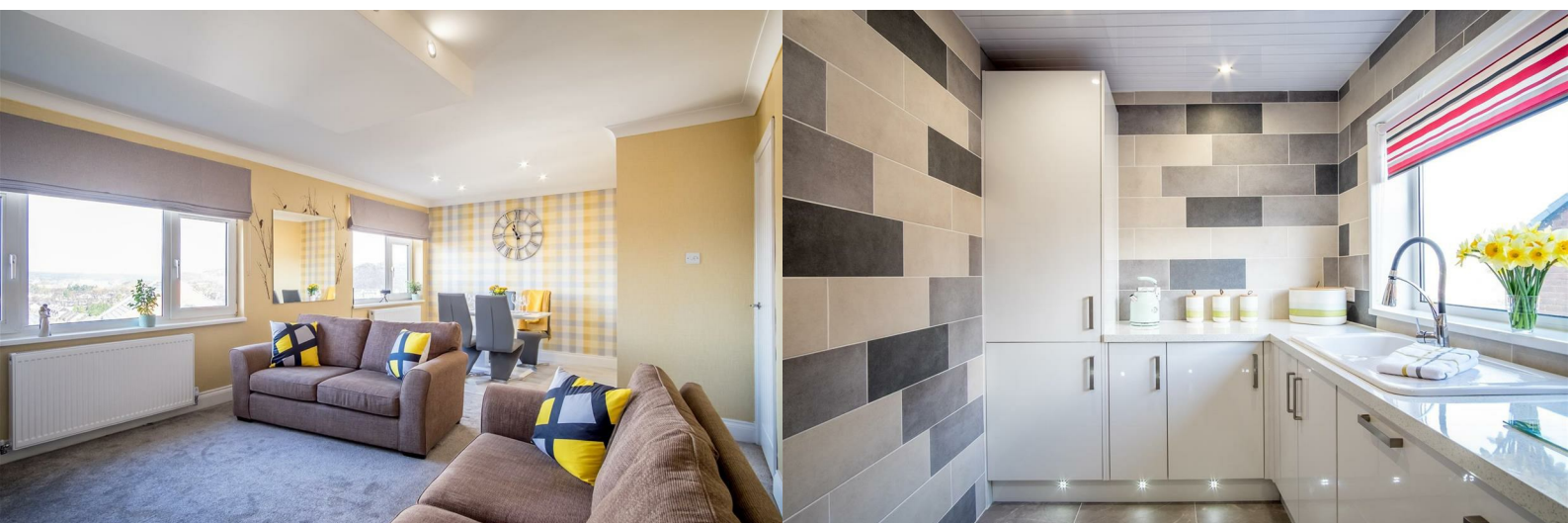
Residential Sales and Lettings



24 Greenside Crescent

Huddersfield, HD5 8QJ

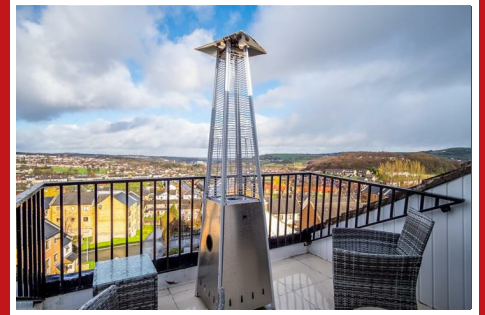
Offers over £220,000



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New to the market is this recently renovated stunning immaculate four/five bedroom property with superb views over Huddersfield. Refurbished throughout to an extremely high standard with flooring and blinds included, new central heating, plumbing, full rewire and USB ports. This detached property spread over four floors is deceptively large, boasting spacious accommodation and good sized gardens, also featuring a large tiled terrace balcony. Located between Almondbury and Waterloo and only a short drive from Huddersfield town centre, it is a perfect location to access surrounding cities such as Leeds and Manchester via train or the M62 network. There are a number of excellent schools within close proximity. Viewing is highly recommended.

Entrance Hallway

Entrance into this deceptive property through uPVC door into a light hallway with grey tiled flooring. Four stairs leading up to kitchen and living room and down to the bedrooms.

Living Room/Dining

A spacious Living Room and dining area with spectacular views over Huddersfield and surrounding area. Flame effect electric fire with marble surround. White oak flooring leading into the open aspect dining area. Grey carpet leading from the living room into hallway and up the stairs. Feature spot lighting within the ceiling and two large windows to rear elevation.

Kitchen

Enter this light and superb modern kitchen with high gloss white units and white granite effect worktops. Tiled throughout with plinth lighting and spots. Integrated Neff appliances, comprising, Electric hob, Microwave, Oven, Dishwasher and Fridge Freezer. A white ceramic sink under window and matching floor tiles from the hallway.

Bathroom

Off the hall lies the house bathroom which is stylishly appointed and re-fitted with a striking three piece suite in white, consisting of feature Jacuzzi bath, combined vanity unit with inset basin and WC with concealed cistern and counter-top. Fully tiled with Anthracite heated towel rail and LED heated mirror. Panelled PVC ceiling with spotlights and inset Bluetooth speakers. Window to side elevation.

Landing

Leading up from the hallway to the upper fourth/fifth bedroom/office.

Bedroom Five/Office

Split across two levels is this versatile room with French doors opening onto a beige tiled balcony with panoramic views over Huddersfield. Incorporating USB sockets, LED wall lights and radiator. There are also two large storage areas under the eaves.

Master Bedroom

Double bedroom with spectacular view. Window to the rear.

Bedroom Two

Double bedroom with large window to the rear.

Bedroom Three

Double bedroom with en-suite and window to side elevation.

En-Suite

Fully tiled en-suite with shower cubicle, combined vanity unit with inset basin, WC and LED heated mirror.

Utility Room

Ideal utility room with plumbing for appliances.

Bedroom Four

Leading off the utility room this bedroom/cinema room/gym has its own external door offering a multitude of uses.

Exterior

At the front of the property is a driveway leading to a single garage with electric and lighting, mature shrubs, lawn and patio area. The enclosed rear garden is on four levels with lots of private areas to sit and admire the views.

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



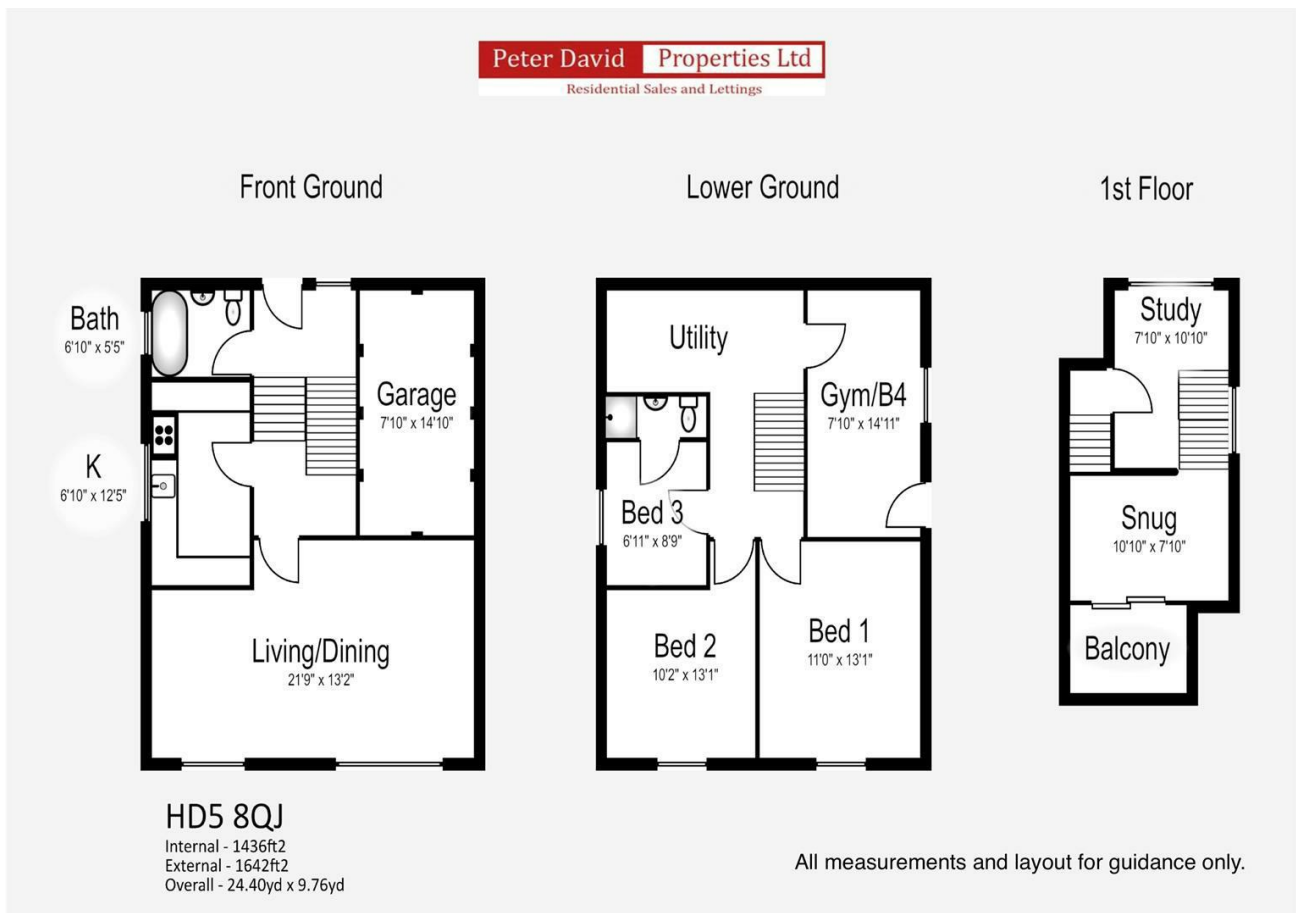
Hybrid Map



Terrain Map



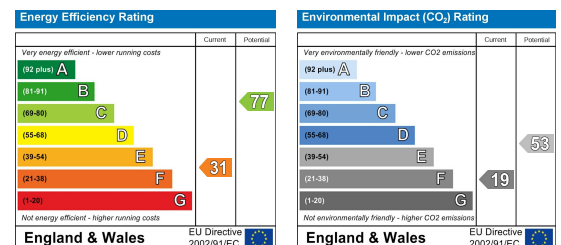
Floor Plan



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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