

Peter David

Properties Ltd

Residential Sales and Lettings



21 Southlands Drive

Huddersfield, HD2 2LT

Offers in the region of £269,950



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Entrance Hallway

Enter this property through a solid wood door with solid wood and glass side panels into a spacious and light hallway. Laminate wood effect flooring flows throughout the ground floor. Providing access to the living room, the kitchen, the ground floor bathroom and second reception room. Also benefiting from a large storage cupboard/cloakroom.

Living Room

A large and spacious living room with a large picturesque PVCu window to front aspect. There is a marble and wood surround fireplace and laminate wood effect flooring.

Kitchen

Set at the rear of the property is this country style kitchen with matching wall and base units, laminate work surfaces, tiled splash backs and wood effect laminate flooring. Freestanding appliances consist of an electric oven, a gas hob, an extractor, a fridge/freezer, a dishwasher and a washing machine. Benefiting from a stainless steel sink and drainer and a breakfast bar. PVCu window to rear aspect with superb views and PVCu door leading out to the patio and garden.

Ground floor Bathroom

A partially tiled ground floor bathroom with wood effect laminate flooring. Comprising: WC, hand basin and shower cubicle. PVCu privacy window to side elevation.

Second Reception Room

A second reception room which could be used to serve a variety of purposes (a fourth double bedroom, a dining room or an office). PVCu window to rear aspect.

Landing

A spacious landing with PVCu window to front elevation. There is a feature window seat which also provides useful under seat storage.

Master Bedroom

A large double bedroom with floor to ceiling fitted mirrored sliding wardrobes. PVCu window to rear elevation. Splendid views can truly be appreciated from this room.

Bedroom Two

A second double bedroom with floor to ceiling fitted mirrored wardrobes and PVCu window to rear elevation also benefiting from the fantastic views to the rear.

Bedroom Three

A double bedroom with PVCu window to front elevation.

House Bathroom

A fully tiled bathroom comprising of: WC, hand basin and a Jacuzzi bath. Benefiting from a mirrored wall cabinet, ceramic tiled flooring and PVCu privacy window to side elevation.

Exterior

Externally, the property boasts a large south facing, private and enclosed rear garden with an attractive lawn and multiple patio areas. There is an abundance of mature shrubs and trees and access to the fields at the rear through a timber gate providing splendid walks. To the front there is a large driveway (with parking for up to seven cars) which leads up to a single garage. The garage has an up and over door, electrics and lighting.

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.

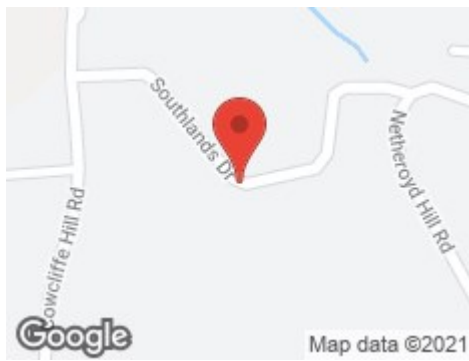
4. Services: Please note we have not tested the

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



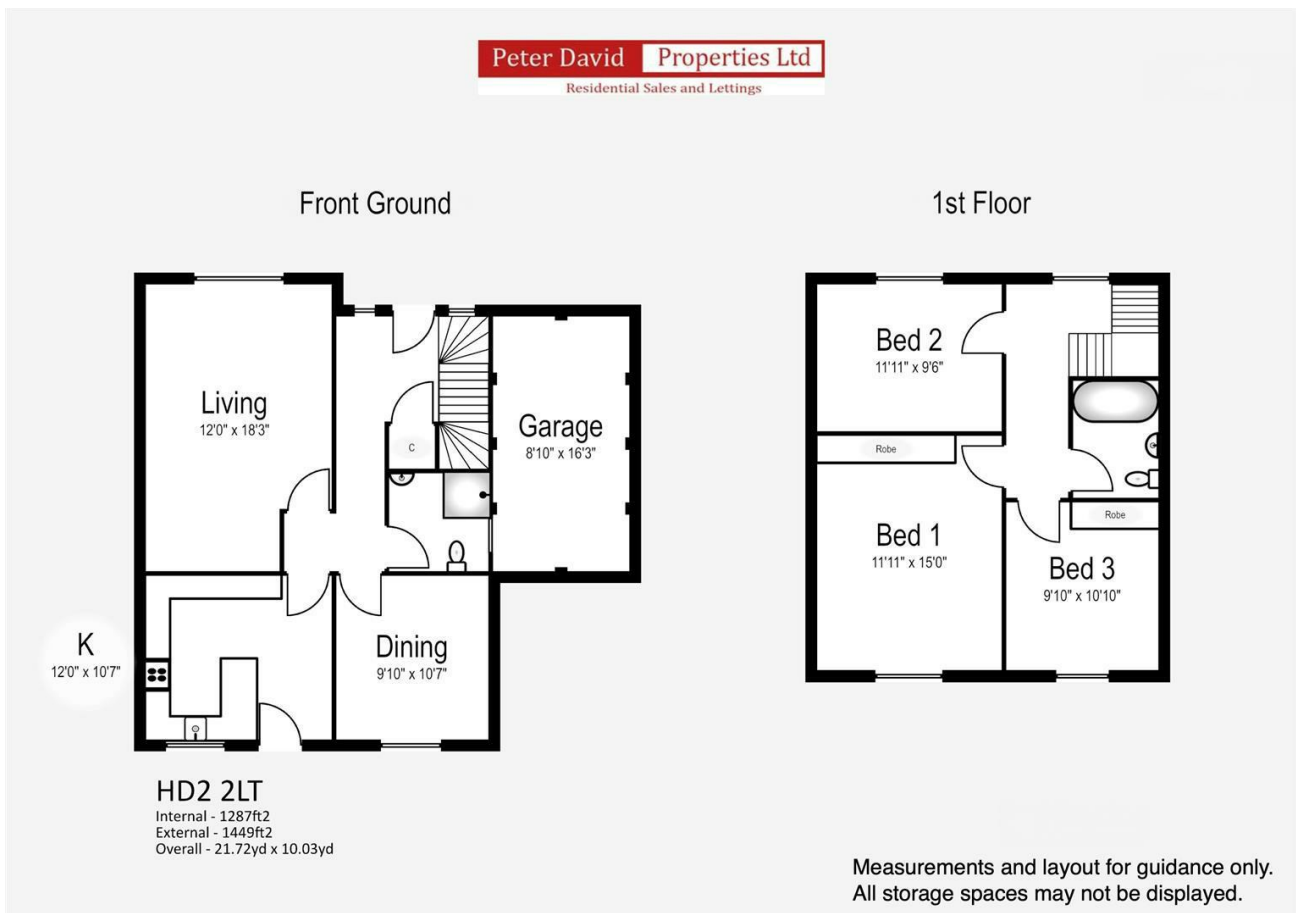
Hybrid Map



Terrain Map



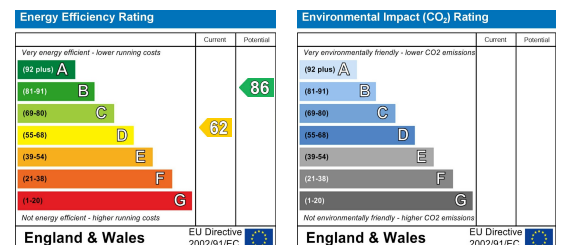
Floor Plan



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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