Peter David Properties Ltd

Residential Sales and Lettings

10 Grimescar Meadows

Birkby, Huddersfield, HD2 2DZ

Offers in the region of £375,000

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Entrance Porch
Enter the property via a solid wooden door with two PVCu windows to side aspect and an internal door leading into the hallway.

Hallway
An L-shaped spacious hallway providing access to all bedrooms, kitchen/ diner, living room and integral garage Solid wood flooring flows throughout.

Living Room
A well appointed living room with twin PVCu windows to the front aspect offering plenty of natural light. There is a feature inset gas fire set on a marble hearth with a wooden surround.

Kitchen/Diner
This generous dual aspect dining kitchen is the heart of this home and provides a perfect space to entertain, as well as relax in. The kitchen features matching cream wall and base units, laminate work surfaces, tiled splash backs and a ceramic sink and drainer. Integrated appliances comprise; a double gas oven, a gas hob, a dishwasher and a washing machine. There is also space for a fridge/freezer and ample space for a dining table. A PVCu door leads out into the rear garden and there are two PVCu windows to both the side and rear. Solid wood flooring flows throughout.

Master Bedroom
A large bedroom with fitted wardrobes and an inset dressing table with mirror. A PVCu window overlooks the rear garden.

En-suite
A partially tiled en-suite with a WC, wash basin and large walk-in shower . There is a PVCu window to the side aspect and laminate flooring throughout.

Bedroom Two
A spacious double bedroom with two PVCu windows to the front aspect.

Bedroom Three
A third double bedroom with a PVCu window to the rear aspect.

Bedroom Four
Currently utilised as a dining room, this fourth double bedroom could be used for a variety of purposes. PVCu window to the rear.

Bathroom
A partially tiled house bathroom with a concealed cistern WC, wash basin with vanity unit and bath with overhead shower and glass screen. Benefiting from an illuminated mirror, chrome towel rail and a PVCu privacy window to the side.

Exterior
Externally this property boasts a splendid private and enclosed rear garden with tiled steps leading from the kitchen into the rear garden. The garden features a decked area with a large summerhouse, a lawn surrounded with mature trees and shrubs and there is also a pleasant patio area. To the side is decorative gravel and a paved area leading to the front garden. To the front of the property is a tarmac driveway leading to an integral double garage with electric up and over door. There is also a decorative pebbled and paved area to the front with miniature box hedges and a lawn.

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

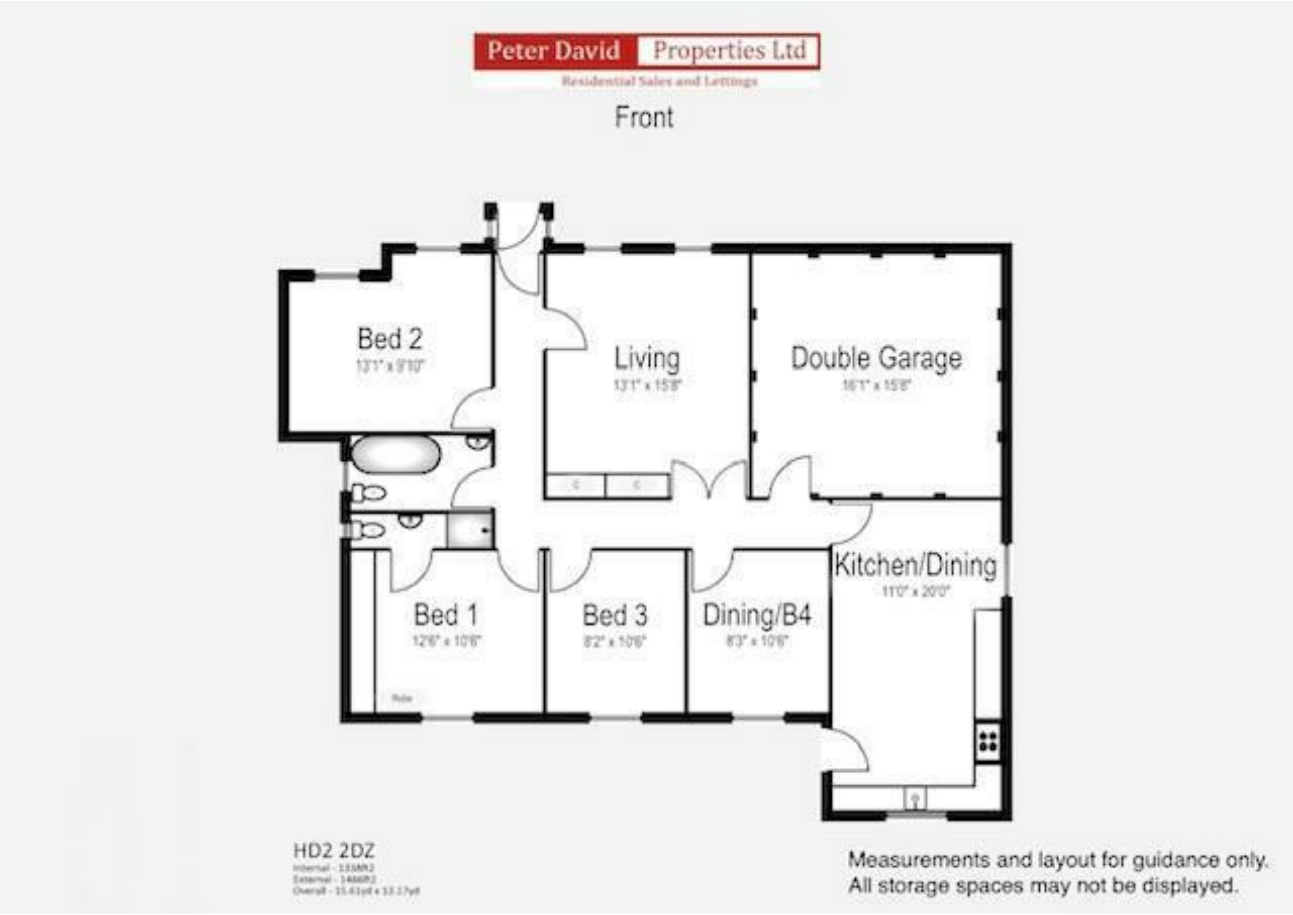
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

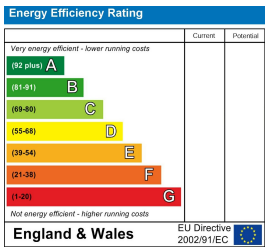
Floor Plan

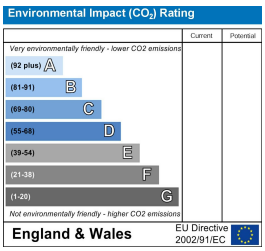


Viewing

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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