

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 3 Russet Fold

Liversedge, Wakefield, WF15 6DH

Offers in the region of £170,000



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## Entrance Hallway

Enter via a PVCu door into a carpeted hallway. Access to the living room and stairs rising to the first floor accommodation.

## Living Room

To the front of the property is this spacious living room with a modern inset electric living flame fire taking pride of place. PVCu bay window to front aspect.

## Kitchen Diner

A characterful spacious kitchen diner with vinyl flooring and feature beams. Having wood matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of an electric oven, an electric hob and a ceramic 1.5 sink and drainer. There are two free standing spaces for appliances one housing a large fridge freezer and one with plumbing for a washing machine. There is ample space for a dining table and a useful walk in storage cupboard. Two twin PVCu windows provide plenty of light and a PVCu door leads out to the rear.

## Landing

Carpeted stairs rise to the landing with access to all bedrooms and house bathroom. There is loft access via a pull down ladder.

## Bedroom One

To the front is a double bedroom with laminate flooring. Twin PVCu windows provide plenty of natural light.

## Bedroom Two

To the rear is a second carpeted double bedroom with twin PVCu windows overlooking the courtyard.

## House Bathroom

A modern fully tiled house bathroom comprising of: WC, a wash basin with vanity unit and a bath with overhead rainhead shower and glass screen.

## Exterior

To the front of the property is an enclosed garden with a lawn, decorative gravelled area and pathway to the front door. To the rear is a courtyard with off-road parking for two cars to the rear of the property.

## 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



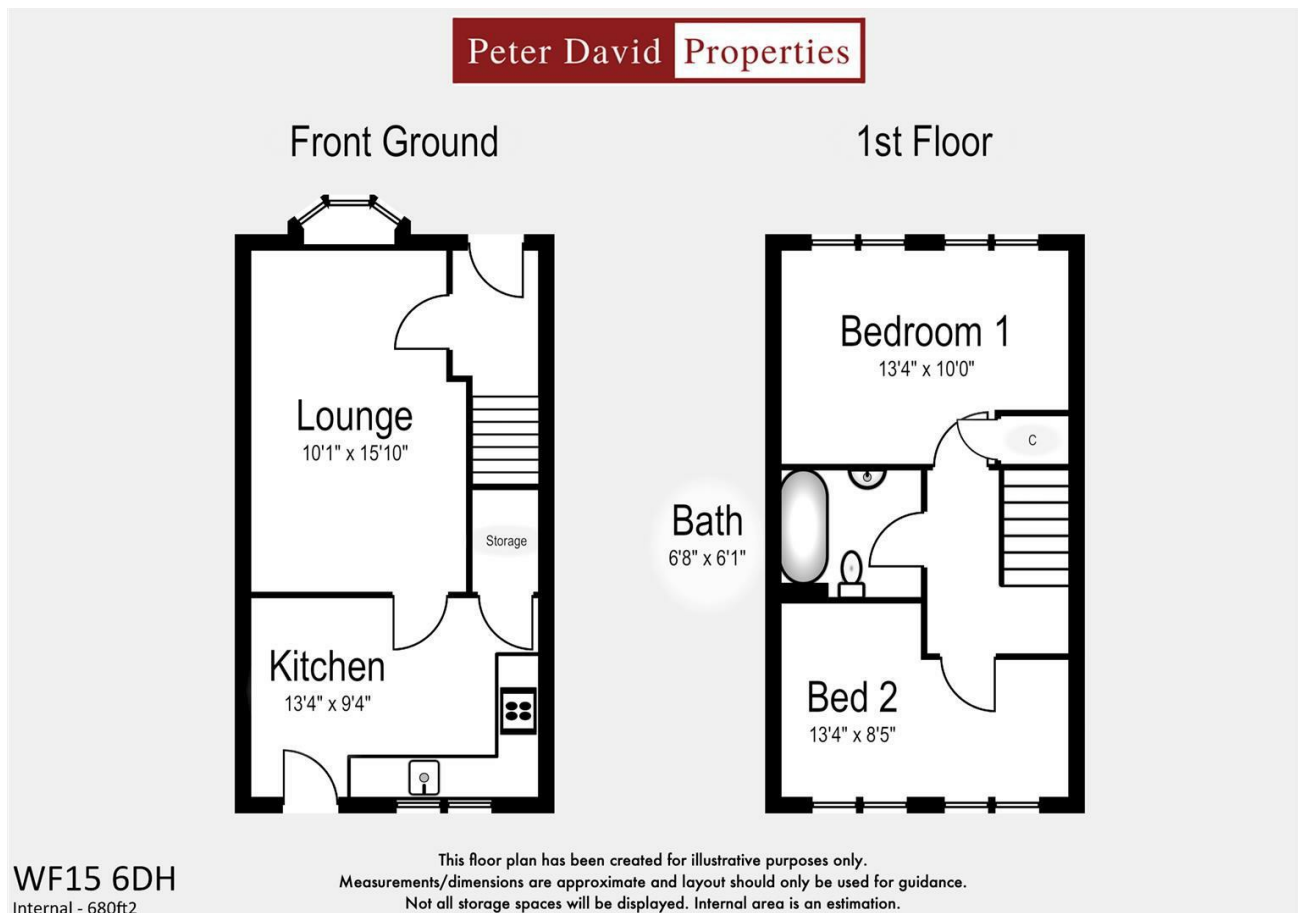
## Hybrid Map



## Terrain Map



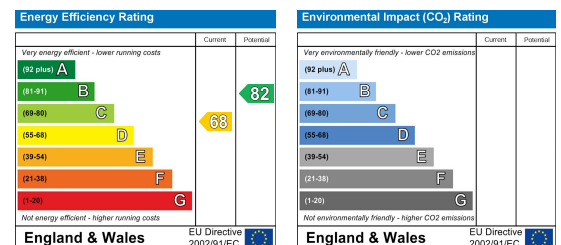
## Floor Plan



## 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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