Peter David Properties Ltd

Residential Sales and Lettings

47 Royd Street

Longwood, Huddersfield, HD3 4RB

Offers in the region of £195,000

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Ground Floor -

Entrance Hallway
Enter the property via a composite front door into a welcoming entrance hallway, with coir matting and a neutral carpet which flows throughout. Benefitting from a large under stairs storage cupboard with a PVCu privacy window to the side aspect which has the potential to be converted into a ground floor WC. Access to the living room and kitchen/diner.

Living Room
Enter the living room via a solid oak and glass paneled door. Benefitting from a neutral carpet and a large PVCu window to the front aspect.

Kitchen/Diner
This kitchen diner is the hub of the home. Having luxury wood effect laminate flooring, cream matching wall and base units, acrylic splash backs and laminate work surfaces. Integrated appliances comprise of: an electric oven, a gas hob, an extractor fan, and a sunken stainless steel sink and drainer with modern black taps. There are two free standing spaces for appliances one with plumbing for a washing machine and a large space for an American fridge freezer. Benefiting from a useful breakfast bar with seating for two people and ample space for a dining table. There is a PVCu window to the side aspect, and one to the rear and a PVCu door leads out to the rear garden.

First Floor -

Landing
This landing benefits from a PVCu privacy window to the side aspect allowing plenty of natural light to flow through. Providing access to all three bedrooms and the house bathroom.

Master Bedroom
A large double bedroom benefiting from a PVCu window to front elevation. Two alcoves provide ample space for freestanding wardrobes.

Second Bedroom
A second double bedroom benefiting from floor to ceiling fitted wardrobes and a PVCu window overlooking the rear garden.

Third Bedroom
A single bedroom with a PVCu window to the front elevation.

House Bathroom
A modern partially tiled house bathroom with linoleum flooring. Comprising of a WC, a wash basin, a bath with an overhead shower and glass screen, and a chrome towel rail. PVCu privacy window to the rear elevation.

Exterior
To the rear of the property is an enclosed garden with a lawn and block paved patio area. Additionally, there is an outbuilding which benefits from electrics. To the front is a further private garden with a lawn and a tarmacked driveway providing off road parking for multiple cars. The front aspect benefits from a surrounding privet hedge, herbaceous boarders and manually operated gates.

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

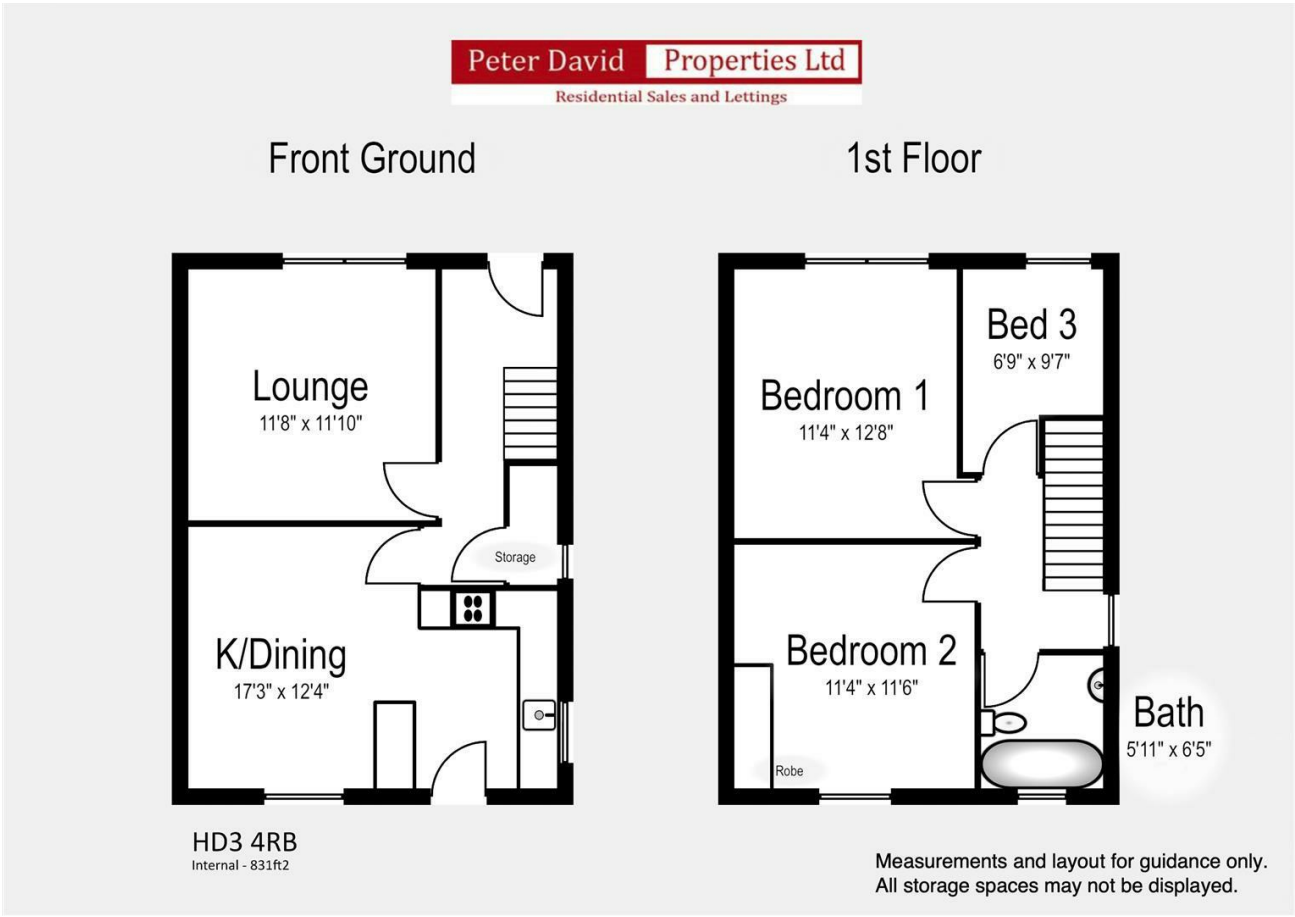
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

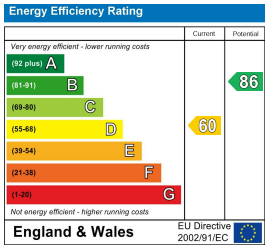
Floor Plan

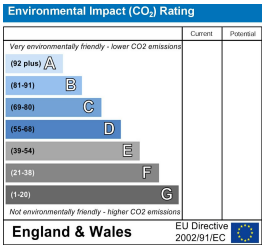


Viewing

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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