

Peter David

Properties Ltd

Residential Sales and Lettings



21 Moorcroft Avenue

Golcar, Huddersfield, HD7 4QH

Offers in the region of £169,950



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Entrance Vestibule

Enter the property via a composite door into this carpeted vestibule. Access to the living room and stairs rising to the first floor accommodation.

Living Room

A spacious carpeted living room with a modern electric living flame fire taking pride of place. Access to the kitchen/diner.

Kitchen/Diner

To the rear of the property is this spacious kitchen diner with laminate flooring, hi-gloss cashmere matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an eye level electric oven, a microwave, a gas hob, an extractor, a dishwasher and a stainless steel sink and drainer under a PVCu window overlooking the rear garden. There are two free standing spaces, one with plumbing for a washing machine and ample space for a family dining table. A PVCu door leads out to a useful porch with two PVCu windows and a PVCu door leading out to the rear garden.

Landing

Carpeted stairs rise to the landing giving access to all bedrooms and the house bathroom.

Bedroom One

To the front of the property is this spacious double bedroom with PVCu window to front elevation.

Bedroom Two

To the rear is a second double bedroom with PVCu window to rear aspect.

Bedroom Three

To the front is a single bedroom with PVCu window to front elevation.

House Bathroom

A fully tiled modern house bathroom with vinyl flooring. Comprising of: a WC, a wash basin and a large walk in shower with glass panel. Benefiting from a chrome towel rail and PVCu privacy window to rear elevation.

Exterior

To the rear of the property is an enclosed garden with a patio area and steps leading up to the raised artificial lawn with gravelled borders. To the front is a spacious block paved driveway with off-road parking for two cars.

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.

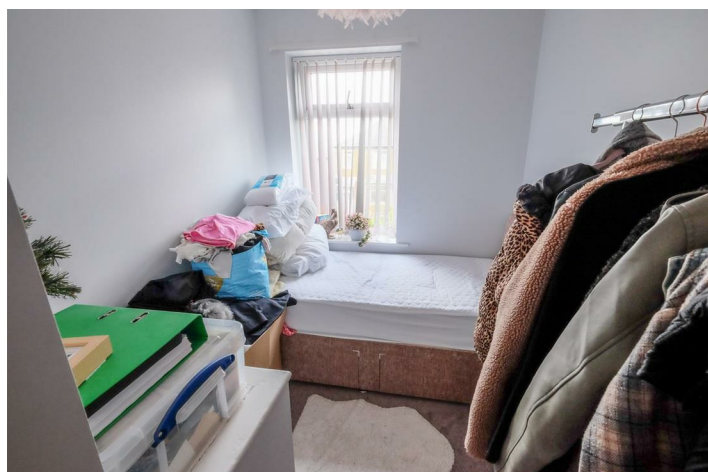
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



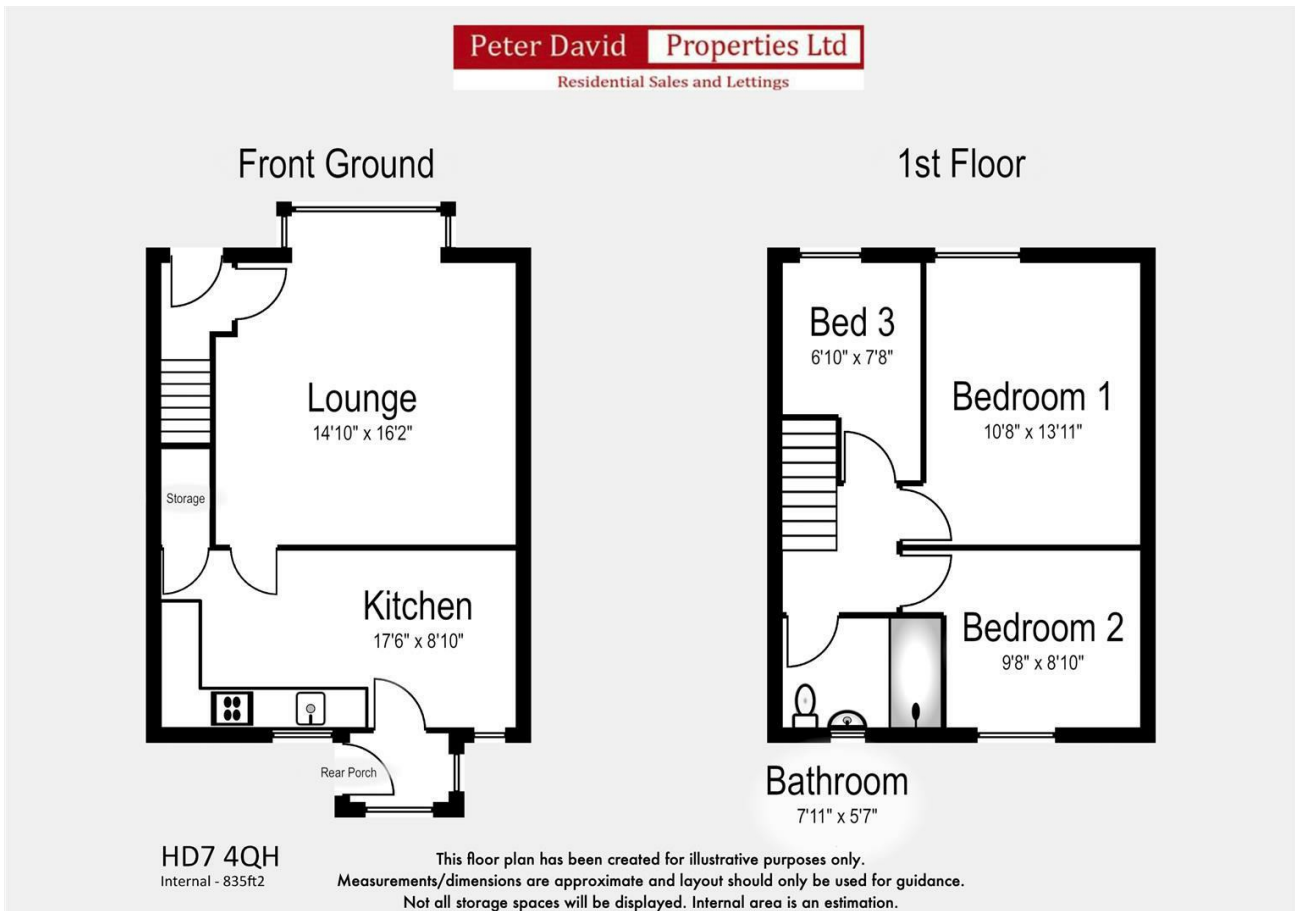
Hybrid Map



Terrain Map



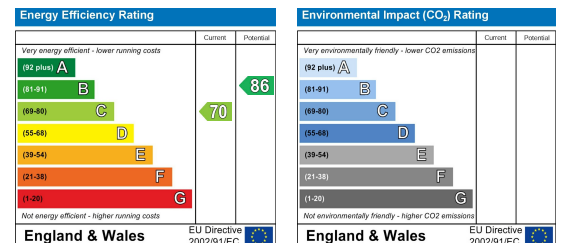
Floor Plan



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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