

Peter David

Properties Ltd

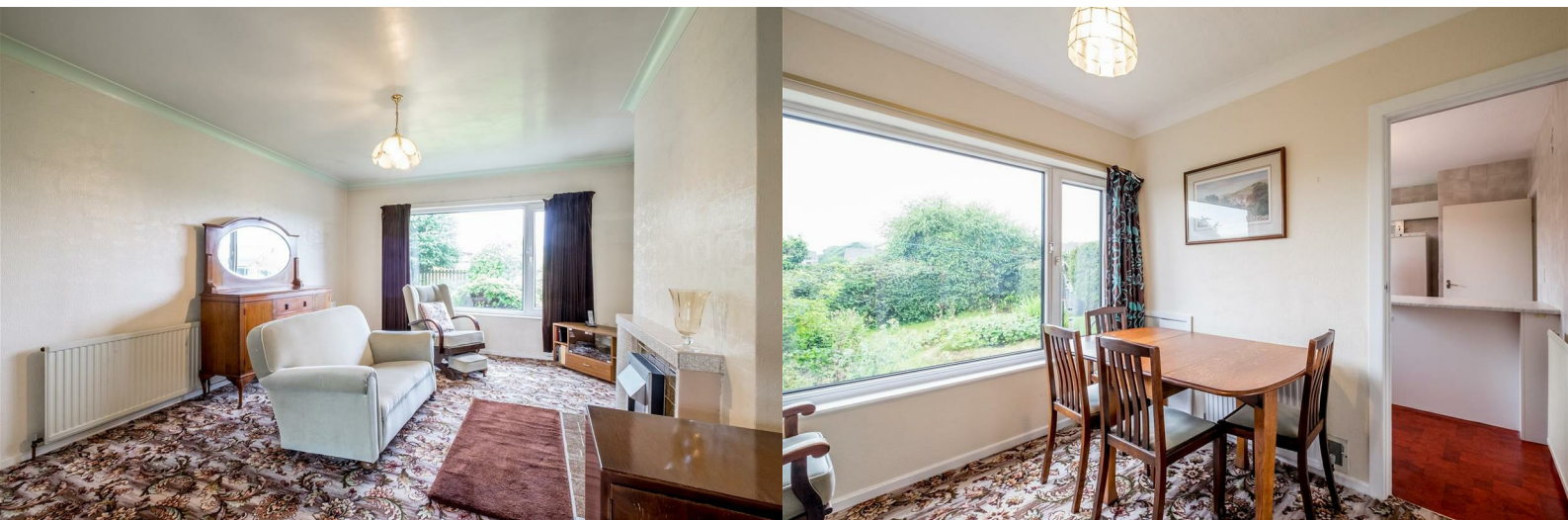
Residential Sales and Lettings



## 55 Moorlands Crescent

Mount, Huddersfield, HD3 3UF

Offers in the region of £225,000



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## Ground floor -

### Entrance Porch

Enter the property via a PVCu front door with frosted glass windows to each side into a light and airy entrance porch. There is vinyl to the flooring and a sunken door mat and a full obscure glass paneled door leads into the main house.

### Entrance Hallway

Carpeted throughout and providing access to the ground floor bedrooms, living room, kitchen and bathroom. There are also stairs rising to the first floor and also a useful storage cupboard under the stairs.

### Living Room

A generously sized reception room with an inset electric fire with a tiled hearth and surround. A large PVCu window to the front aspect allows plenty of natural light and double obscure glass sliding doors lead into the dining room. A carpet flows throughout and into the dining room.

### Dining Room

Accessed via both the kitchen and living room, the dining room features a PVCu window overlooking the rear garden.

### Kitchen

A fully tiled kitchen with matching white wall and base units, laminate worktops, vinyl flooring and a stainless steel sink and drainer. Integrated appliances comprise; a gas hob, built-in extractor fan and an electric oven. There is also plumbing for a washing machine and space for a further two freestanding appliances. There is a PVCu window to the rear aspect and a PVCu rear door and the kitchen also benefits from a small pantry cupboard.

## House Bathroom

A fully tiled bathroom comprising; a WC, wash basin and bath with overhead electric shower and glass screen. There is vinyl to the flooring, a large built in storage cupboard, a mirrored wall cabinet and a PVCu frosted window to the side aspect.

## Bedroom One

A spacious double bedroom with a large PVCu window to front aspect. The room also features fitted wardrobes, overhead units, drawers and a dressing table.

## Bedroom Three

A third double bedroom with a PVCu window to the side aspect.

## First floor -

### Landing

Stairs leading to the first floor bedroom. There is a large under eaves cupboard providing useful storage space.

## Bedroom Two

A double bedroom with fitted cupboards and an additional built in unit to the alcove. A large PVCu window to the front aspect provides pleasant views over the crescent.

## Exterior

This semi-detached property sits on a substantial plot with gardens to both the front and rear and a large driveway to the side. The drive leads up to a single detached garage and provides parking for up to four cars. The gardens to both the front and rear boast pleasant lawns and provide an abundance of mature

shrubs and trees. There is ample space to the rear and side of the property to extend (STPP)

### **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



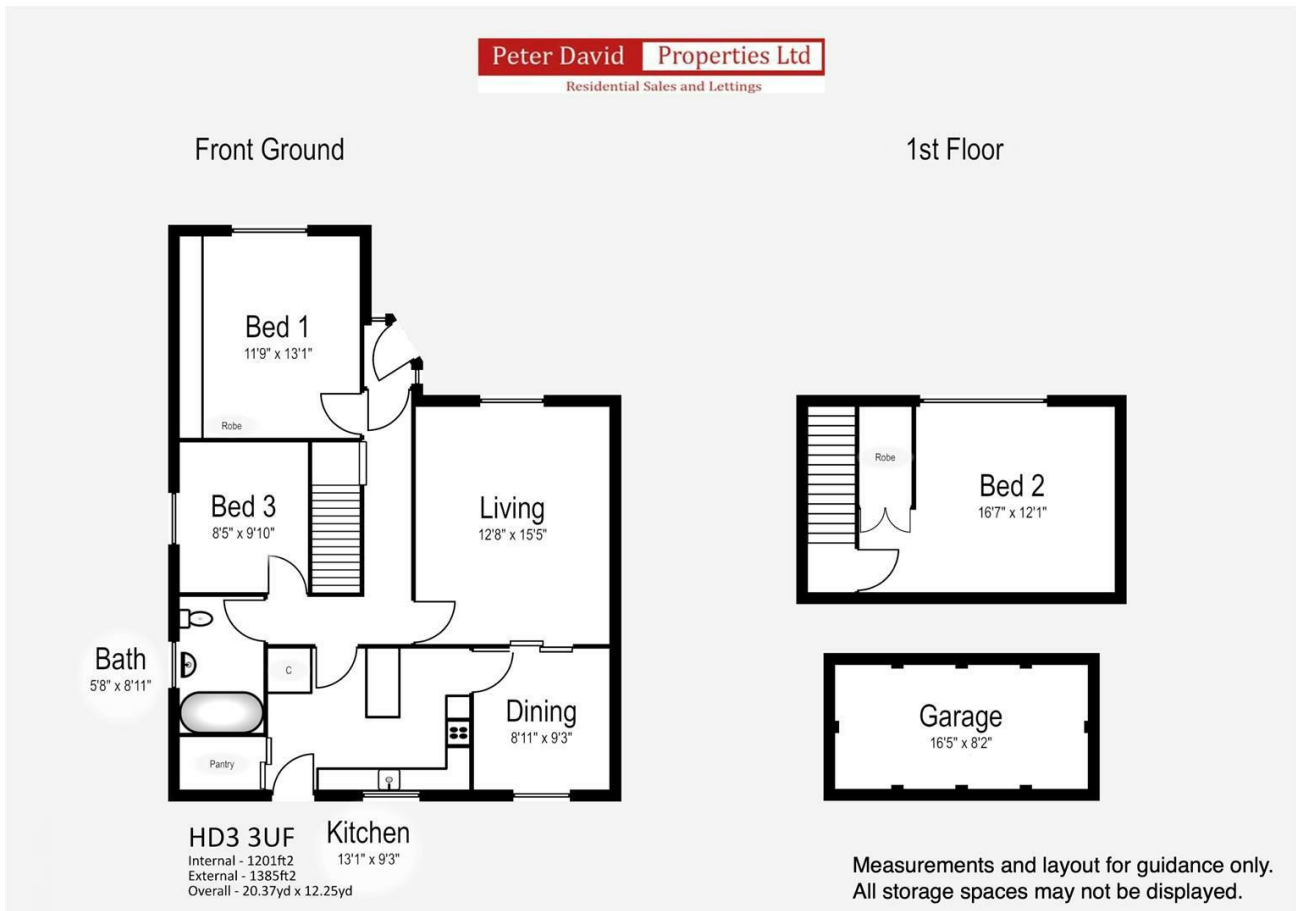
## Hybrid Map



## Terrain Map



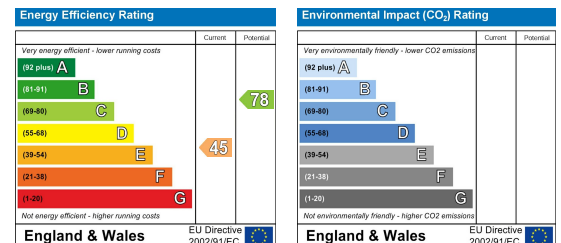
## Floor Plan



## 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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