Peter David Properties Ltd

Residential Sales and Lettings

# 38 Crosland Hill Road

Crosland Hill, Huddersfield, HD4 5NZ

**Offers in the region of £250,000**

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## Offers in the region of £250,000

*A WELL PRESENTED AND STYLISH THREE BEDROOM TOWNHOUSE * IDEAL FAMILY HOME * POPULAR SEMI RURAL LOCATION *

Peter David Properties are pleased to present to the open market this SPACIOUS AND WELL PRESENTED THREE BEDROOM townhouse located in the SEMI RURAL location of Crosland Hill. The property boasts UNDERFLOOR HEATING, SOLID OAK INTERNAL DOORS, GLASS AND OAK STAIR BALUSTRADE, INTEGRAL GARAGE AND OFF ROAD PARKING FOR TWO CARS.

The property provides accommodation across three floors and comprises; ground floor: an entrance hallway, a ground floor WC, a dining-kitchen/family room and an internal door to the garage. To the first floor: a living room, a double bedroom, a luxurious house bathroom and a single bedroom or office. To the second floor there is a master bedroom with luxurious en-suite. Externally the property benefits from a large enclosed garden with patio area and to the front a driveway leading to the integral garage and parking for two cars. There is gas central heating and double glazing throughout.

Located in the semi rural area of Crosland HIll and only a short drive to Beaumont Park, Lockwood and Huddersfield town centre. The M62 network is within close proximity, providing access to the nearby cities of Leeds, Halifax and Manchester. Excellent primary and secondary schools are also easily accessible.

Viewing is highly recommended.

### Ground Floor:-

### Entrance Hallway

Access via a composite door into this spacious hallway with stone tiled flooring. Access to the downstairs WC, kitchen/diner and internal door to the garage. Stairs rise to the first floor accommodation and features an oak and glass balustrade. The ground floor has underfloor heating throughout with the exception of the WC. Also benefiting from a large and useful under stairs storage cupboard.

### Ground floor WC

A useful WC comprising of a WC, hand basin with vanity unit and stone tiled flooring. PVCu window to front aspect with granite shelf.

### Kitchen/Diner

A large and spacious kitchen/diner/family room. Featuring a modern and stylish kitchen with cream gloss matching wall and base units, laminate worktops, splashbacks and ceramic tiled flooring. Integrated appliances comprise of: an eye level electric double oven, a gas hob, an extractor, a fridge freezer and a dishwasher. Benefiting from a stainless steel sink and drainer and ample space for a dining table. Twin PVCu windows and orangery with French doors to the rear allowing plenty of natural light.

### First Floor:-

Stairs leading to first floor landing. Access to living room, both bedrooms and house bathroom.

### Living Room

A generous living room with twin PVCu windows to rear elevation.

### Bedroom One

A large double bedroom with PVCu window to front elevation.

### House Bathroom

A fully tiled luxurious and stylish house bathroom with tiled flooring. Comprising of: concealed cistern WC, hand basin and and P-shaped bath with overhead shower and glass screen. Benefiting from a feature mirror with granite shelf and chrome towel rail.

### Bedroom Two

A single bedroom which could be used as an office space. PVCu window to front elevation.

### Second Floor:-

This second landing has under eaves storage and space for an office with internet port.

### Master Bedroom

A large master suite with a PVCu window to front elevation. Access to en-suite.

## En-Suite

A fully tiled luxurious en-suite with ceramic tiled flooring. Comprising of: concealed cistern WC, hand basin, and corner glass shower cubicle. Benefiting from a chrome towel rail and mirror.

## Exterior

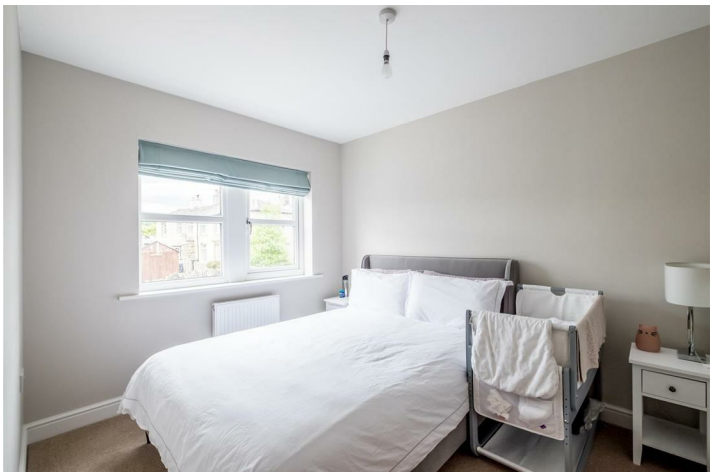
To the rear of the property there is a private fenced garden with both a lawn and patio area. To the front there is a block paved driveway leading to an integral garage with electric up and over door. There is off road parking for two cars.

## 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.

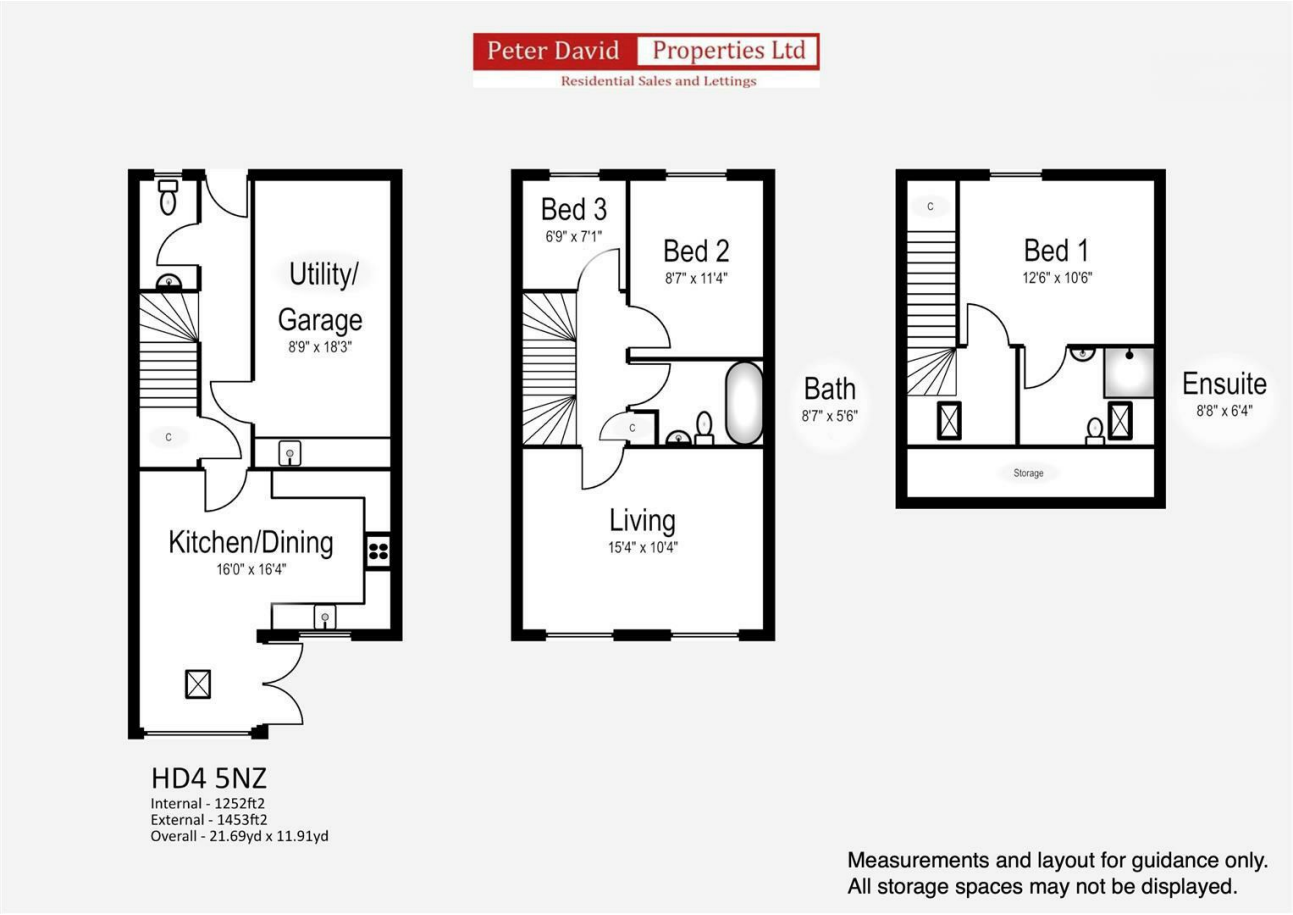


## Road Map

## Hybrid Map

## Terrain Map

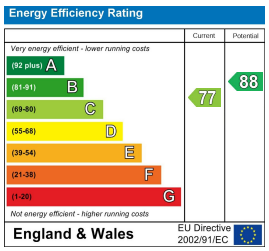
## Floor Plan

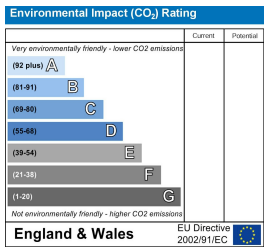



## Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk