Peter David Properties Ltd

Residential Sales and Lettings

50 Crosland Fold

Lindley, Huddersfield, HD3 3WR

Offers in the region of £260,000

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Ground Floor -

Entrance Hallway
Enter this stunning property through a stylish composite front door into the entrance hallway with coir matting and stairs rising to the first floor accommodation. Access to living room.

Living Room
A cozy living room featuring a deep pile grey carpet and a PVCu window to the front aspect providing plenty of natural light. Access to the kitchen/diner.

Kitchen/Diner
A modern kitchen with ceramic tiled flooring, laminate work surfaces and white gloss matching wall and base units. Integrated appliances comprise of: an eye level electric oven, a gas hob with a metal splash-back, an extractor fan and a stainless steel sink and drainer. There is two free standing spaces one with plumbing for a washing machine and one for a slim line dishwasher. Additionally, there is ample space for a dining table. The kitchen benefits from a large under stairs storage cupboard, a PVCu window to the rear and french doors leading out to the rear garden.

Ground Floor WC
Off the kitchen is this useful ground floor WC with ceramic tiled flooring. Comprising of: a WC, a wash basin with tiled splash-back and a large wall mirror.

First Floor -

Landing
The landing provides access to all the bedrooms and the house bathroom. Additionally, the landing gives access to the loft.

Master Bedroom
A generously sized master bedroom set to the front of the property with a deep pile grey carpet. There is a PVCu window to front elevation and access to en-suite.

En-Suite
A luxury partially tiled en-suite bathroom with ceramic tiled flooring. Comprising of: a WC, a hand basin and a corner electric shower cubicle with with glass doors. PVCu privacy window to front elevation.

Bedroom Two
A spacious double bedroom to the rear of the property, benefiting from a PVCu window to rear elevation.

Bedroom Three
A third double bedroom with grey vinyl flooring and a PVCu window overlooking the rear garden.

House Bathroom
A luxury partially tiled modern bathroom with ceramic tiled flooring. Comprising of: a WC, a hand basin, a mirrored wall cabinet and a large bath.

Exterior
To the rear of the property is a large enclosed rear garden with a beautiful Indian stone patio, a surrounding timber fence and a Pergola creating the perfect space to entertain guests. Additionally, there is outdoor lighting and a cold water tap. To the front of the property is a small lawn with herbaceous borders and a tarmacked driveway providing 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

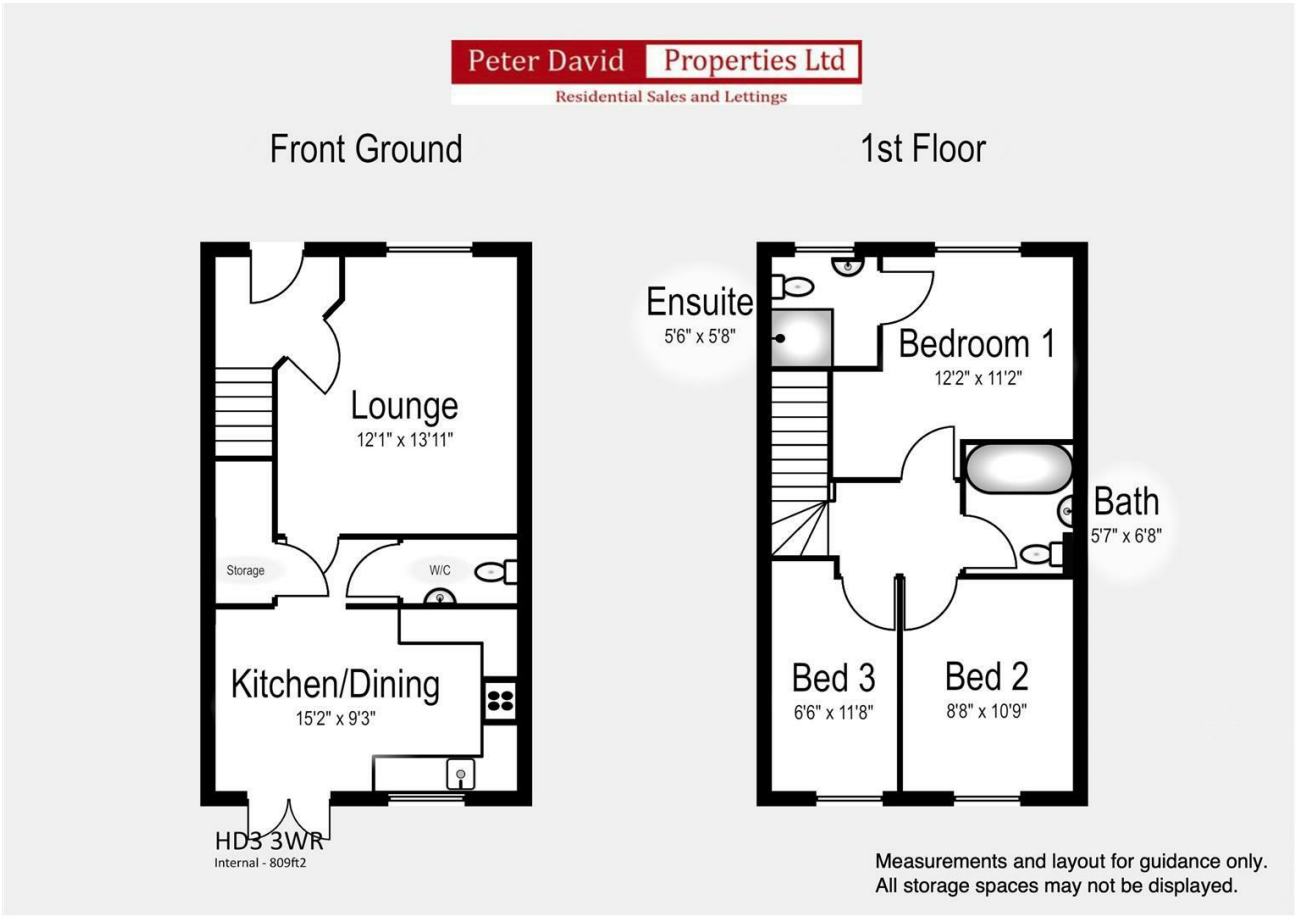
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

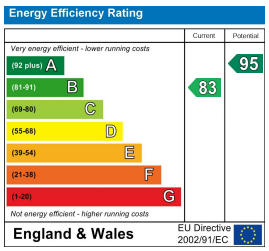
Floor Plan

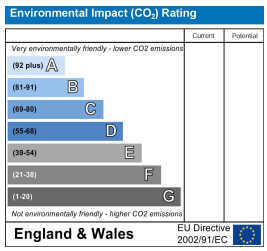


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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