

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 45 Broadgate Crescent

Almondbury, Huddersfield, HD5 8HU

Price guide £249,950



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## Entrance Hallway

Accessed via a composite door this entrance hallway has an open staircase providing access to the first floor accommodation. The hallway benefits from tiled effect laminate flooring which extends through to the kitchen/diner and WC, providing access to the living room, the kitchen diner and the ground floor WC.

## WC

A useful ground floor WC with hand basin.

## Living Room

A luxurious dual aspect living room which extends across the full width of the house with french doors leading into a sun room and a large PVCu window to the front aspect. The focal point of the room is the fireplace, which houses a gas fire and has a marble with wood surround.

## Sunroom

A useful sun room located to the rear of the property with PVCu french doors into the garden, allowing plenty of natural light through two floor to ceiling PVCu windows to the rear aspect.

## Kitchen

A generous kitchen/diner with matching wall and base units, laminate work surfaces, and laminate upstands. The kitchen comprises; a gas hob, an oven, an extractor fan, an inset stainless steel sink and drainer and two additional spaces for free standing appliances. Featuring plinth lightning and a storage cupboard with plumbing for a washing machine. There is ample space for a large dining table with a PVCu door to the side aspect and window to the rear and side aspect,.

## Landing

An open staircase with access to all first floor accommodation, there is a PVCu window to the side aspect and access to the loft via a loft ladder.

## Loft

A converted loft with could serve a variety of purposes, benefiting from electrics and lighting with Wood velux window.

## Bathroom

A partially tiled house bathroom with a four piece suite, briefly comprising: a shower cubicle, a WC, a bath and a hand basin. This modern bathroom features laminate wood effect flooring and wood panelling. There is a PVCu window to the side elevation.

## Master Bedroom

A large double master bedroom with built in wardrobes PVCu window to the rear elevation and laminate wood effect flooring.

## Bedroom Two

A second double bedroom with PVCu window to the rear elevation and also benefiting from a modern wood effect laminate flooring.

## Bedroom Three

A third double with PVCu window the the front elevation benefiting from wood effect laminate flooring and large built in wardrobes.

## Bar

This wood built summer house provides a perfect space to entertain, with a built in bar and plenty of space for a table and chairs. Also benefiting from french PVCu doors.

## Exterior

Externally this property benefits from a large driveway (with parking for up to four cars) a grassed area to the front and a detached single garage to the side with up and over door. To the rear a large enclosed private garden with a patio, a grassed area and mature shrubs. Access to the summer house/bar, garage and stone built shed.

## 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



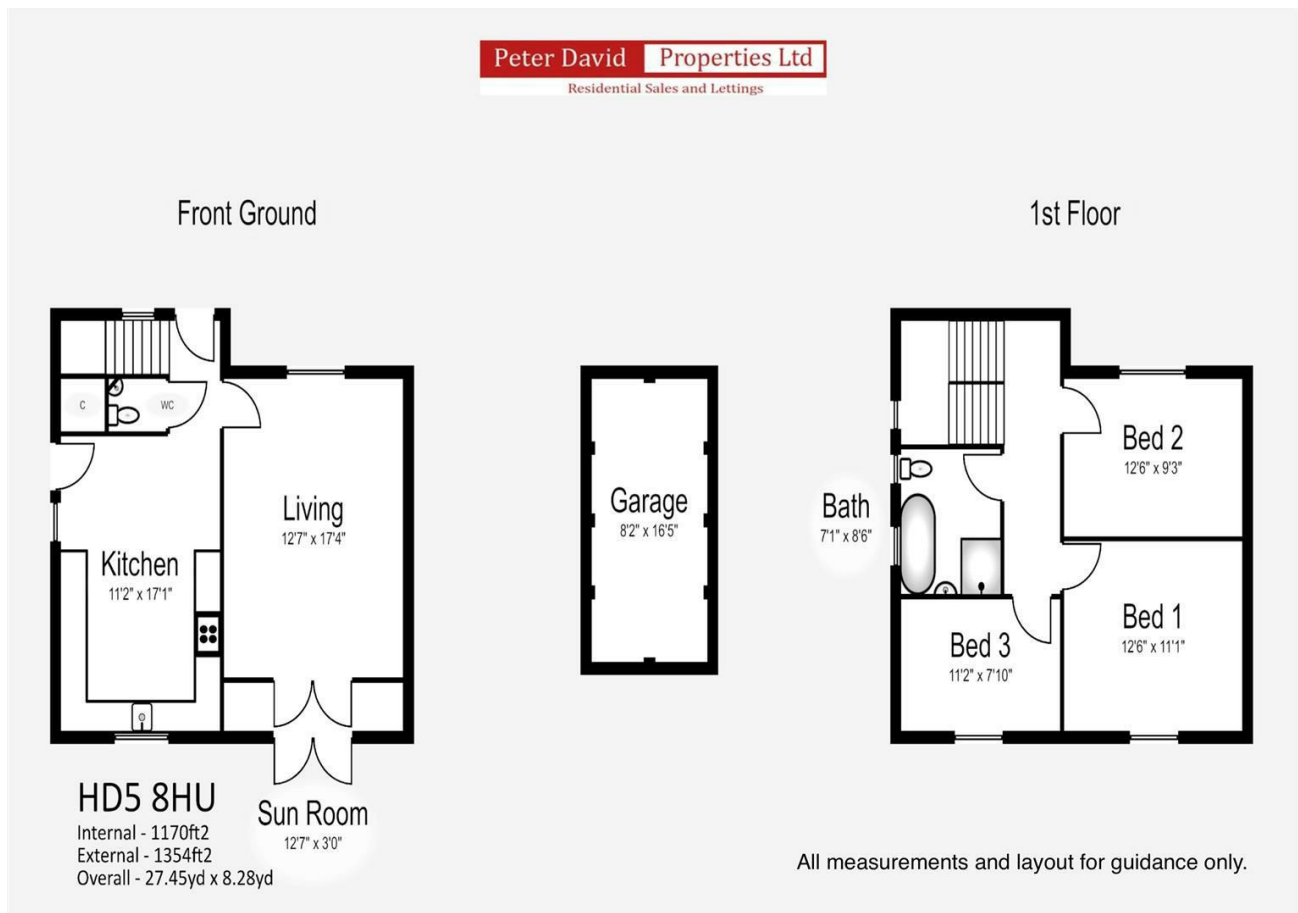
## Hybrid Map



## Terrain Map



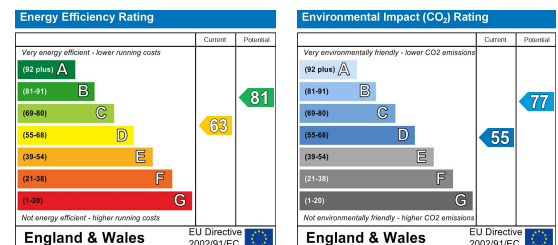
## Floor Plan



## 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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