Peter David Properties Ltd

Residential Sales and Lettings

28 Victoria Street

Moldgreen, Huddersfield, HD5 8AR

Offers in the region of £99,950

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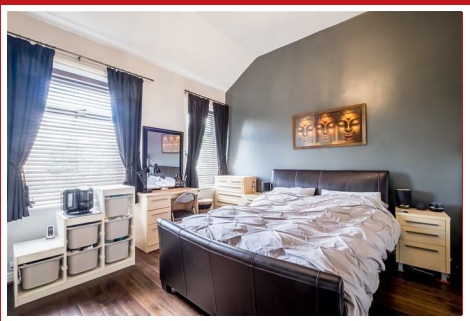
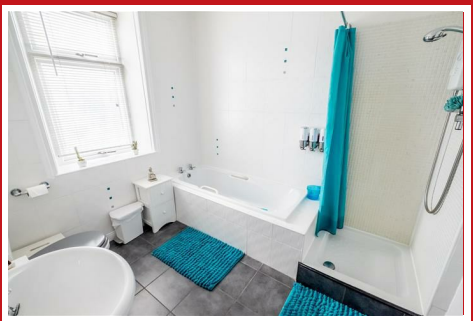




Entrance Porch
Enter the property via a PVCu front door into a useful porch with tiles to the floor. A wooden door with glass panels leads into the living room.

Living Room
A well appointed living room with a large PVCu window to the front aspect and a gas fire set on a black marble hearth with a wooden surround. Laminate flooring flows throughout and there are doors allowing access to the stairs and kitchen.

Kitchen
This modern kitchen, which is set at the rear of the property, features hi-gloss purple base units and cream wall units, laminate worktops and tiled splash backs. Integrated appliances comprise of; an electric oven, a gas hob and extractor fan. There is also plumbing for a washing machine and a small fridge built into the wall. Also benefiting from a tiled floor, a stainless steel sink and drainer, a PVCu window to the rear and a PVCu rear door providing access to the garden. An internal door leads down to the cellar.

Cellar
A useful cellar space with electric and plumbing. A separate room provides additional storage.

Landing
Carpeted stairs rise to a landing area providing access to the bedroom and bathroom. The landing has real wood flooring and a large storage cupboard. There is also a loft hatch leading to an insulated loft space. A PVCu window to the rear is located half way up the stairs providing plenty of natural light.

Bedroom One
A spacious bedroom with two PVCu windows to the front aspect and a large storage cupboard to the corner. There is real wood flooring to the floor.

Bathroom
A generously sized fully tiled bathroom with a WC, wash basin, bath and separate shower with overhead electric shower. There is also a PVCu frosted window to the rear.

Exterior
A pleasant South-facing garden with a large decked area, grey slate chippings surrounded with raised flower beds and decking. There is also a garden shed and an outside tap. (The garden forms part of a shared courtyard in which each owner has exclusive use of their own space)

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.

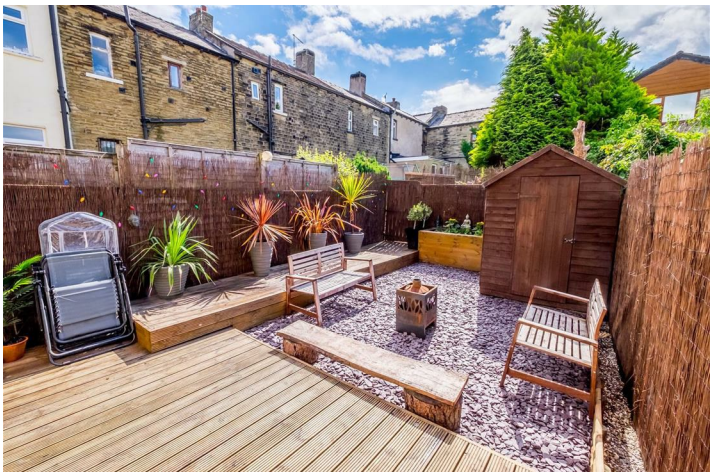
Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair,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

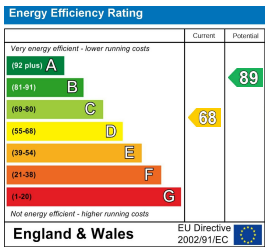
Terrain Map

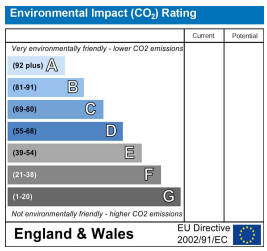
Floor Plan

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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