Peter David Properties Ltd

Residential Sales and Lettings

5 Park Road

Cowlersley, Huddersfield, HD4 5SS

Offers in the region of £137,500

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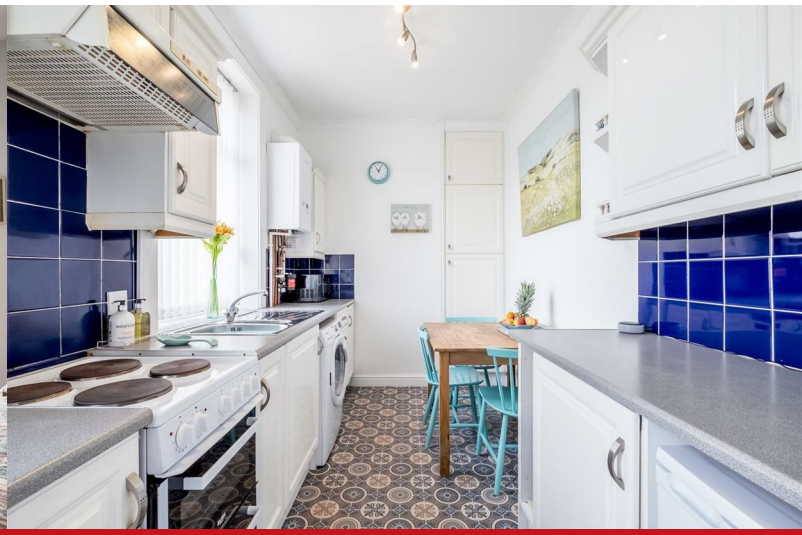

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Entrance Porch
Access the property via a PVCu door into a useful front porch with privacy windows and stone flooring.

Hallway
A PVCu door leads into the hallway with stairs rising to first floor accommodation. A neutral carpet flows up the stairs and throughput the first floor. Providing access to the living room.

Living Room
A spacious living room featuring an electric fire with wood surround. A PVCu picture window to the front aspect which overlooks the park.

Kitchen/Diner
The kitchen/diner is to set at the rear of the property and has white matching wall and base units, grey laminate work surfaces, tiled splashbacks and vinyl flooring. There is a free standing electric oven and hob, an extractor fan, a stainless steel sink and drainer and space for two free standing appliances. There is ample space for a dining table and additional cupboards providing ample storage space. PVCu window to rear aspect and a PVCu door leading into the garden.

Landing
A carpeted landing with access to all bedrooms and house bathroom.

Bedroom One
A large double bedroom with fitted wardrobes. PVCu window to front elevation.

Bedroom Two
A second double bedroom with fitted wardrobes and PVCu window to rear elevation.

Bedroom Three
A further bedroom with storage cupboards and PVCu window to front aspect.

House Bathroom
A fully tiled bathroom with vinyl flooring. Comprising of: WC, wash basin and bath with overhead shower and glass folding screen. PVCu privacy window to rear.

Exterior
To the rear of the property there is a spacious garden with a decorative paved patio area and shrubs. Steps lead down to a further seating area and a useful garden shed. To the front of the property there is a paved yard with decorative stones and a wonderful view across to the park.

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

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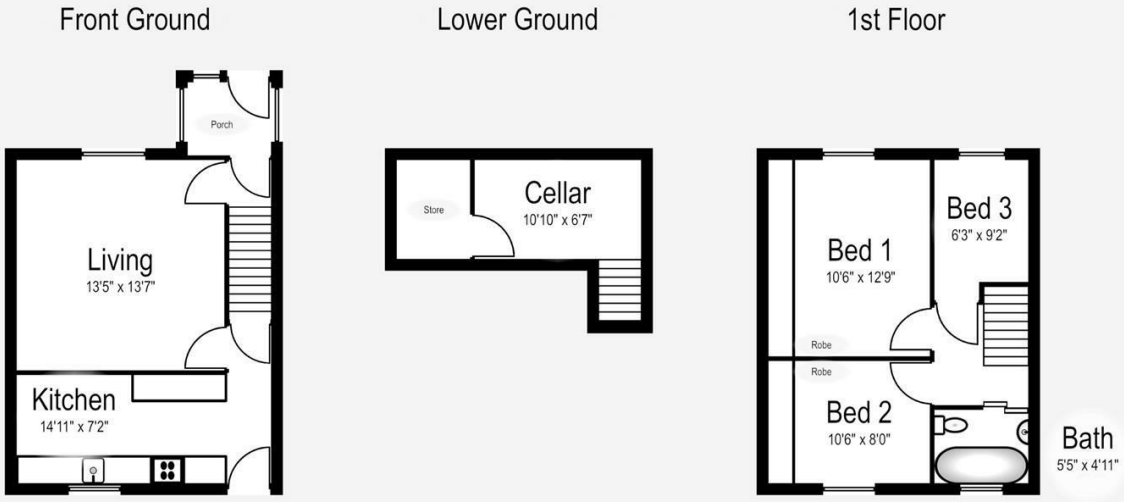


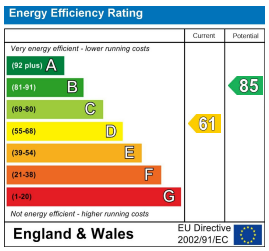
HD4 5SS
Internal - 830ft2
External - 994ft2
Overall - 21.86yd x 8.96yd

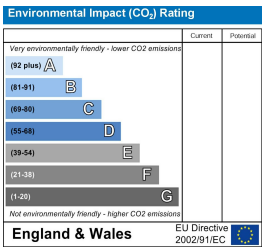
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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