

# Peter David

# Properties Ltd

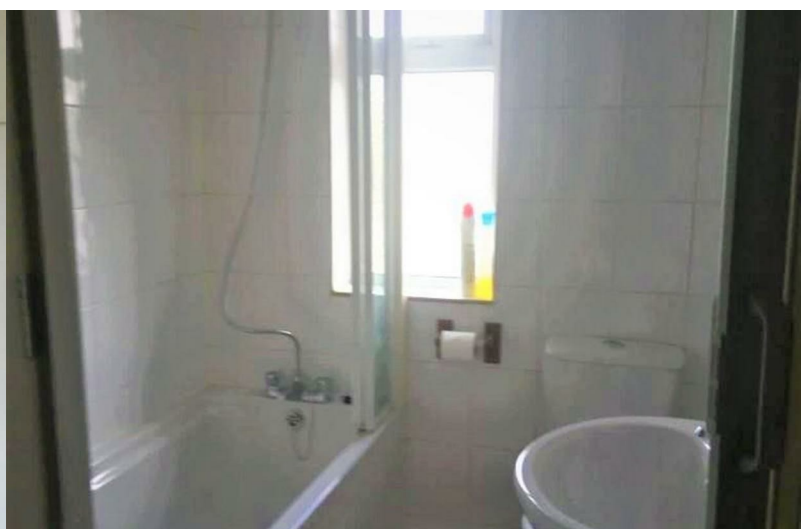
Residential Sales and Lettings



## 25 Springbank Road

Bradley Mills, Huddersfield, HD2 1XX

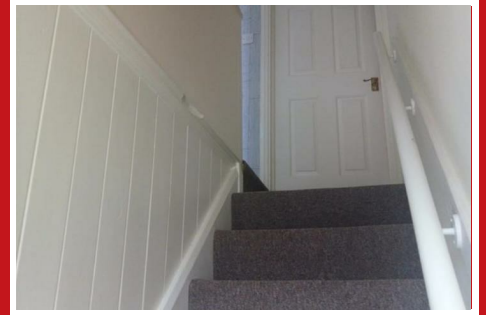
Price guide £77,500



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## Entrance hallway

Enter the property through a PVCu front door into a useful entrance vestibule providing access to the living room.

## Living Room

A living room with a PVCu window to the front aspect and an internal door leading to the kitchen. There is a fireplace with a white wooden surround and a marble hearth.

## Kitchen

Situated at the rear of the property is the kitchen with matching wall and base units, wood effect vinyl flooring and tiled splashbacks. There is a stainless steel sink and drainer located under the PVCu window to the rear aspect and integrated appliances comprise; an oven with a hob top and an extractor fan. A door leads to the stairs which rise to the first floor accommodation.

## Stairs/Landing

Landing area providing access to the bedrooms and house bathroom.

## Bedroom One

A double bedroom with fitted cupboards providing useful storage space. There is a PVCu window to the front aspect.

## Bedroom Two

A second double bedroom with a PVCu window to the rear elevation.

## Bathroom

A fully tiled bathroom with a three piece suite comprising a WC, wash basin and bath with overhead

shower, There is vinyl to the floor and a PVCu privacy window to the rear aspect.

## Exterior

The property benefits from a large enclosed garden to the rear and a small lawn to the front. Parking is on road.

## 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

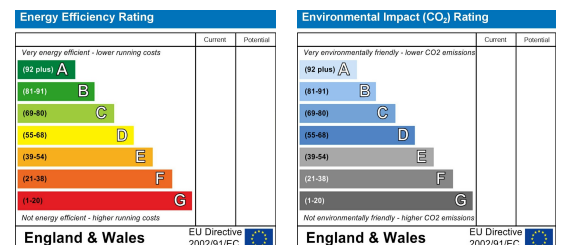


## Floor Plan

## 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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