Peter David Properties Ltd

Residential Sales and Lettings

1 Fullwood Drive

Golcar, Huddersfield, HD7 4JH

Offers over £210,000

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Ground Floor -

Entrance Porch
Access the property through a composite front door into a useful porch area with a privacy glass panel to the front. A wooden door with a glass panel leads into the main house.

Living Room
A spacious living room set to the front of the property with a neutral carpet and PVCu window to the front aspect allowing plenty of natural light. Stairs rise to first floor accommodation with ample under stairs storage. Access to kitchen/diner.

Kitchen/Dining Room
A modern and well appointed kitchen/diner set at the rear of the property. The kitchen has matching wooden wall and base units, laminate work surfaces and tiled splash backs. Appliances comprise of a free-standing double electric oven with a gas hob and an extractor fan. There is also three additional free standing spaces, one with plumbing for a washing machine and one with plumbing for a dishwasher. The kitchen also benefits from an inset one and a half bowl sink and drainer and vinyl floor tiles. The room has ample space for a dining table and has two PVCu windows to the rear and a PVCu door leading to the conservatory.

Conservatory
A spacious conservatory benefiting from vinyl flooring and PVCu patio doors leading down decked stairs into the rear garden. The conservatory benefits from splendid views of the Colne Valley. Access to the ground floor WC.

Ground Floor WC
A ground floor WC with a wash basin and tiled splash backs. There is tiled effect vinyl to the floor and a PVCu privacy window to the rear aspect.

First Floor -

Landing
A carpeted landing area with access to all bedrooms and the house bathroom with a PVCu window to the side elevation. There is also a loft hatch with a drop down ladder leading to a half boarded loft space.

Bedroom One
A spacious master bedroom with wooden flooring and a PVCu window to the front elevation.

Bedroom Two
A second double bedroom with neutral carpet and a PVCu window to the rear elevation.

Bedroom Three
A single bedroom with a PVCu window to the front aspect and a large storage cupboard.

House Bathroom
A fully tiled modern house bathroom, comprising a WC, a wash basin a rain head shower with a glass screen and a chrome towel rail. The main bathroom benefits from electric underfloor heating and a PVCu privacy window to the rear elevation.

Exterior
Externally the property benefits from front and rear gardens with motion censored security lighting spanning the property. To the front of the property there is an enclosed paved garden with decorative gravel and a lawn. A graveled path provides access

down the side of the property to the rear garden which is fully enclosed with a lawn. Additionally there is barked beds with mature trees and shrubs with paved steps down to the single garage and paved off-road parking for one car.

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

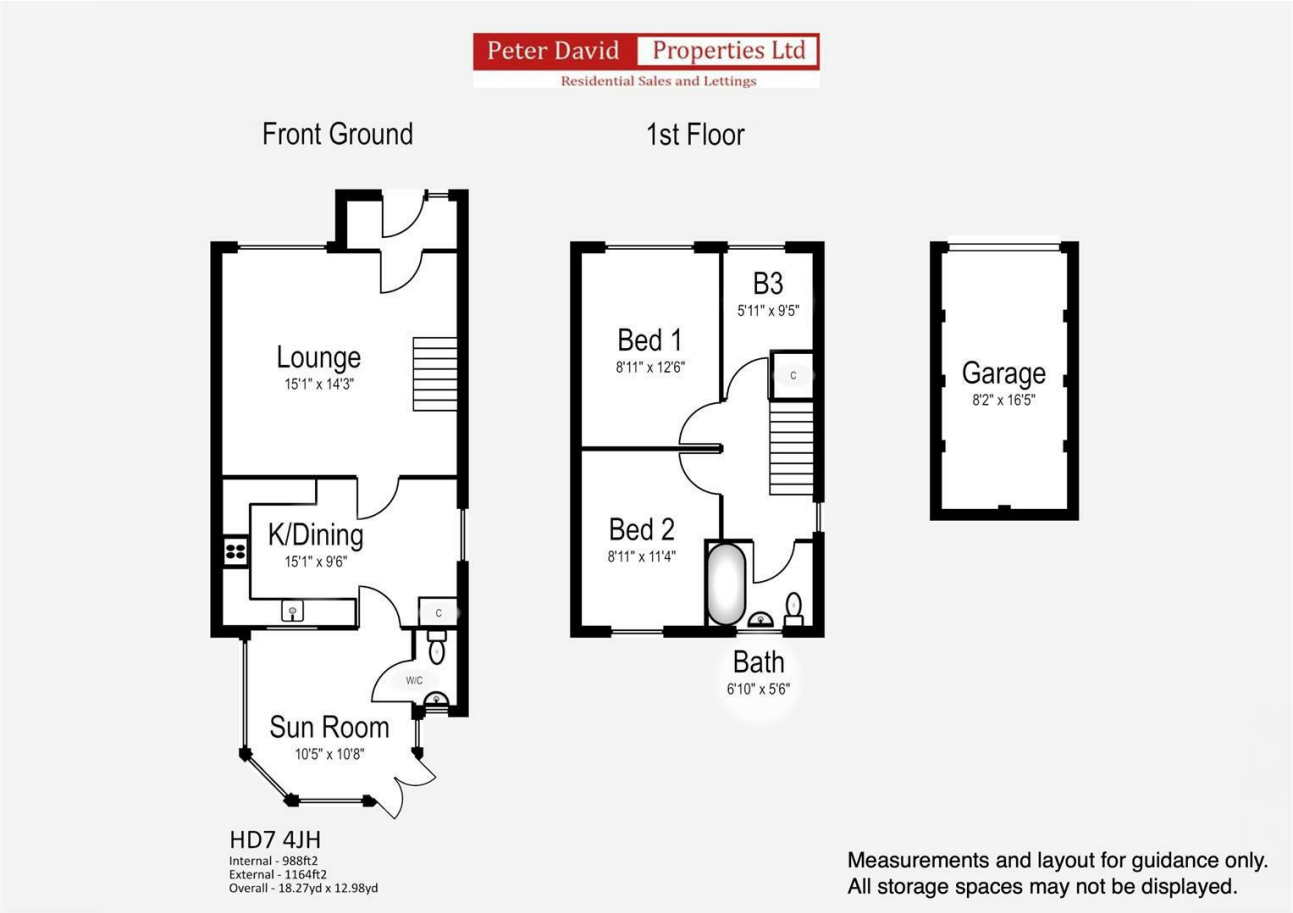
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

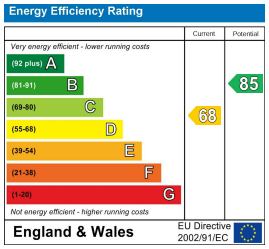
Floor Plan

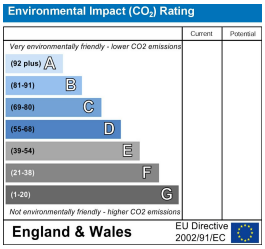


Viewing

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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