

Peter David

Properties Ltd

Residential Sales and Lettings



8 Lapwing Close

Crosland Moor, Huddersfield, HD4 5FF

Offers in the region of £269,500



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Groundfloor:

Entrance Hallway

Enter via a composite doorway into the hallway with laminate flooring flowing throughout the ground floor. Benefitting from a large storage cupboard. Access to the ground floor WC, open plan kitchen/living area and utility.

Ground floor WC

A spacious ground floor WC with laminate flooring. Comprising of: a WC and a wash basin with a tiled splashback. PVCu privacy window to front aspect.

Utility

This useful utility is in the hallway behind wooden double doors and comprises of: wood wall units, laminate worksurfaces and two free standing spaces for appliances, one with plumbing for a washing machine. Benefitting from ample storage space.

Open Plan Kitchen/Living Area

To the rear of the property is this open plan kitchen/living area with laminate flooring. The kitchen has grey matching wall and base units and laminate worksurfaces. Integrated appliances comprise of: an eye level electric oven, an electric hob, an extractor and a fridge freezer. There is one free standing space with plumbing for a dishwasher. The living area is an ideal place to relax with family and there is ample room for a family dining table.

First Floor Landing

Carpeted stairs rise to the first floor landing. Access to living room/bedroom four, master bedroom and en-suite.

Master Bedroom

To the front of the property is this spacious master bedroom with fitted wardrobes and mirrored sliding doors. PVCu window to front elevation. Access to the en-suite.

En-Suite

A partial tiled en-suite with laminate flooring. Comprising of: a WC, a wash basin and a shower with a glass sliding door. PVCu privacy window to side elevation.

Living Room/Bedroom Four

A spacious and carpeted living room or fourth bedroom with two dual PVCu windows to rear aspect providing plenty of natural light. This room could be utilised for a variety of purposes.

Second Floor

Carpeted stairs rise to the second floor where there is a large walk in storage cupboard. Access to two double bedrooms and house bathroom.

Bedroom Two

To the front is a large double bedroom. PVCu window to front aspect.

Bedroom Three

To the rear is large double bedroom with PVCu window to rear elevation.

House Bathroom

A partially tiled house bathroom with laminate flooring. Comprising of a WC, a wash basin and a bath with a hand held shower attachment. PVCu privacy window to side elevation.

Exterior

To the rear of the property is a private and enclosed rear garden with a lawn and two paved patio areas. Access down the side to the front where there is a tarmac driveway with off-road parking for two cars and a wall mounted EV charger.

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.

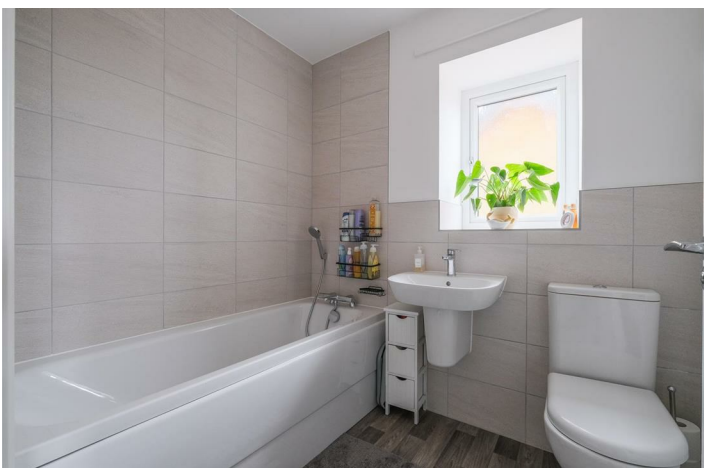
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



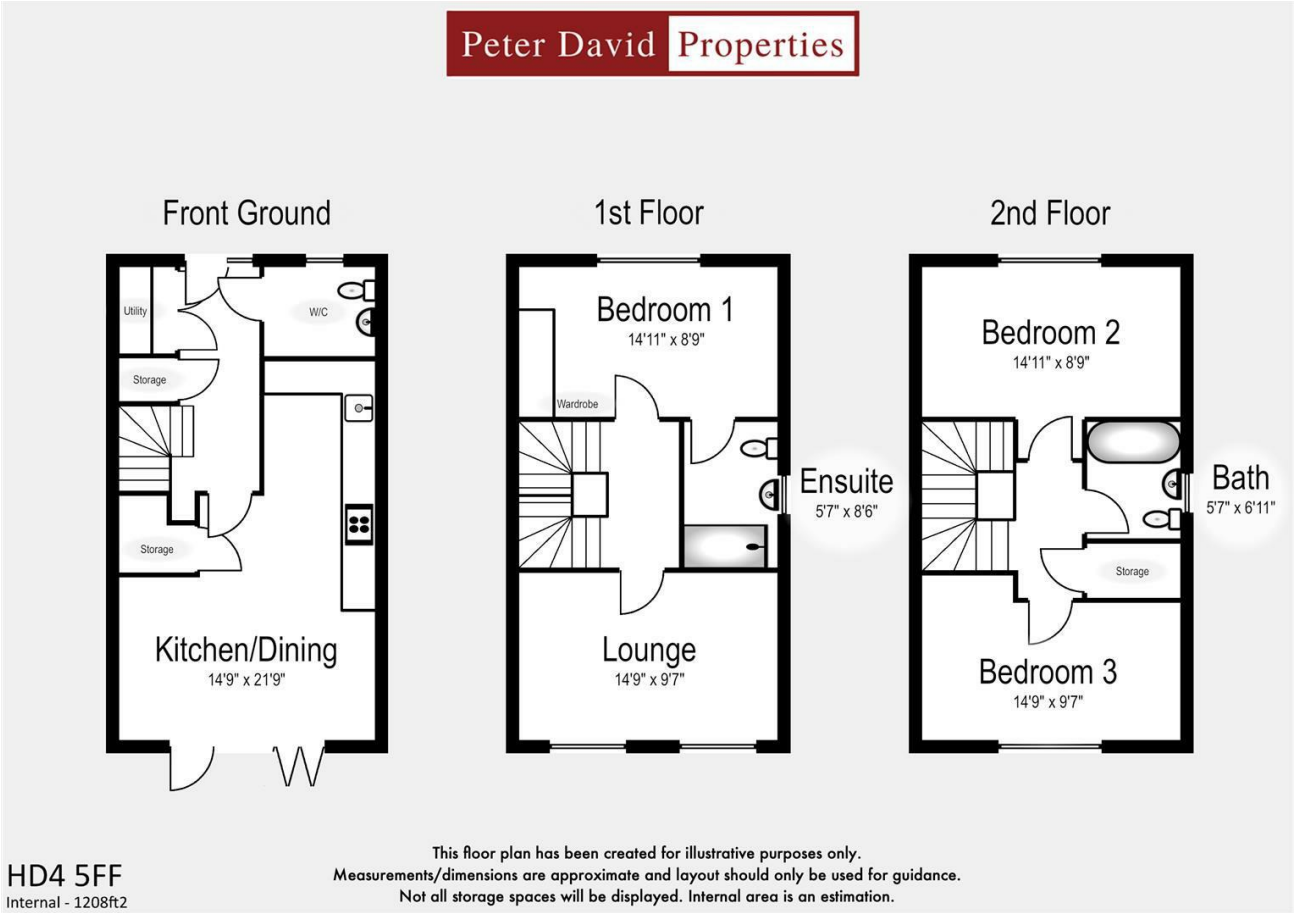
Hybrid Map



Terrain Map



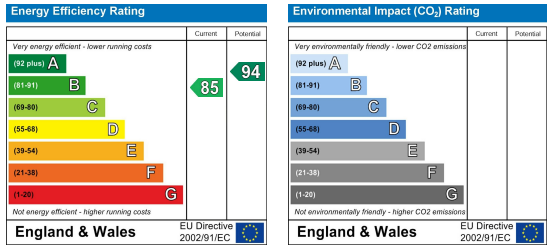
Floor Plan



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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