Peter David Properties Ltd

Residential Sales and Lettings

4 Highcliffe Avenue

Cowcliffe, Huddersfield, HD2 2NS

Offers over £199,950

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Entrance hallway
Accessed via a composite door into this light and airy entrance hallway. The hallway benefits from a solid oak floor, which extends throughout the ground floor accommodation and provides access to the living room, the kitchen/diner and the ground floor WC. There is an under stairs storage cupboard providing useful storage space. Stairs rise to the first floor.

Living Room
An attractive and spacious living room featuring a limestone fireplace. There is plenty of natural light from a large PVCu window to the front aspect and an oak door leading into the kitchen featuring glass panels to the side.

Kitchen/Diner
Set at the rear of the property is this spacious and beautifully appointed kitchen/diner, with modern contrasting solid wood wall and base units, laminate work surface and tiled splashbacks. Featuring integral gas hob, extractor fan, double electric oven, dishwasher and a fridge/freezer. Also featuring a Belfast ceramic double bowl sink, a breakfast bar and space for both a washing machine and tumble dryer. There is ample space for a dining area. PVCu window to rear aspect as well as PVCu patio doors leading into the garden

WC
A useful partially tiled modern ground floor WC with hand basin. Also benefiting from ceramic tiled flooring and a privacy PVCu window to the side aspect.

Master Bedroom
This generous master bedroom benefits from floor to ceiling fitted wardrobes and PVCu window to the front elevation.

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

Bedroom Three
A third bedroom with PVCu window to the rear elevation.

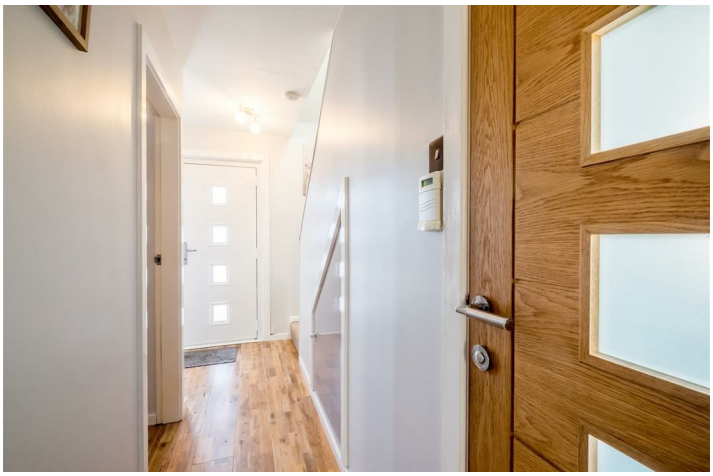
House Bathroom
A luxury and modern fully tiled house bathroom comprising of; WC, vanity unit with inset hand basin and a walk in shower with glass partition, slate floor and rain head shower. Also featuring an anthracite towel rail. PVCu privacy window to the side elevation.

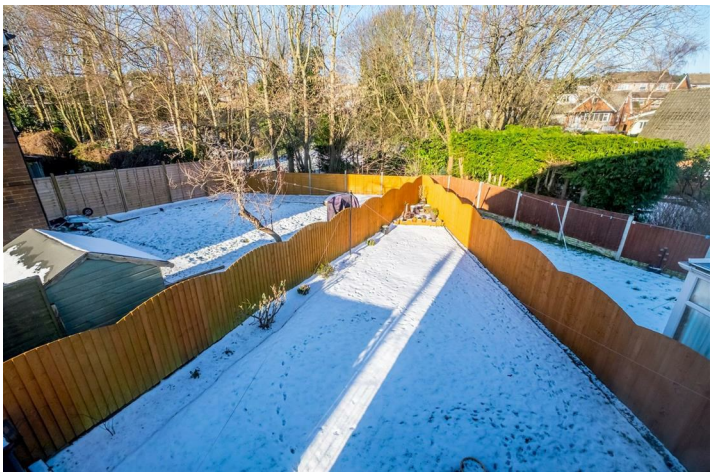
Exterior
Externally this property benefits from gardens to both the front and rear. To the front there are two lawned areas with a stone path running centrally to the property, there is also a driveway (with parking for up to two cars) leading up to a single detached garage. To the rear there is an enclosed private garden with a surrounding timber fence and woodland views .

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.



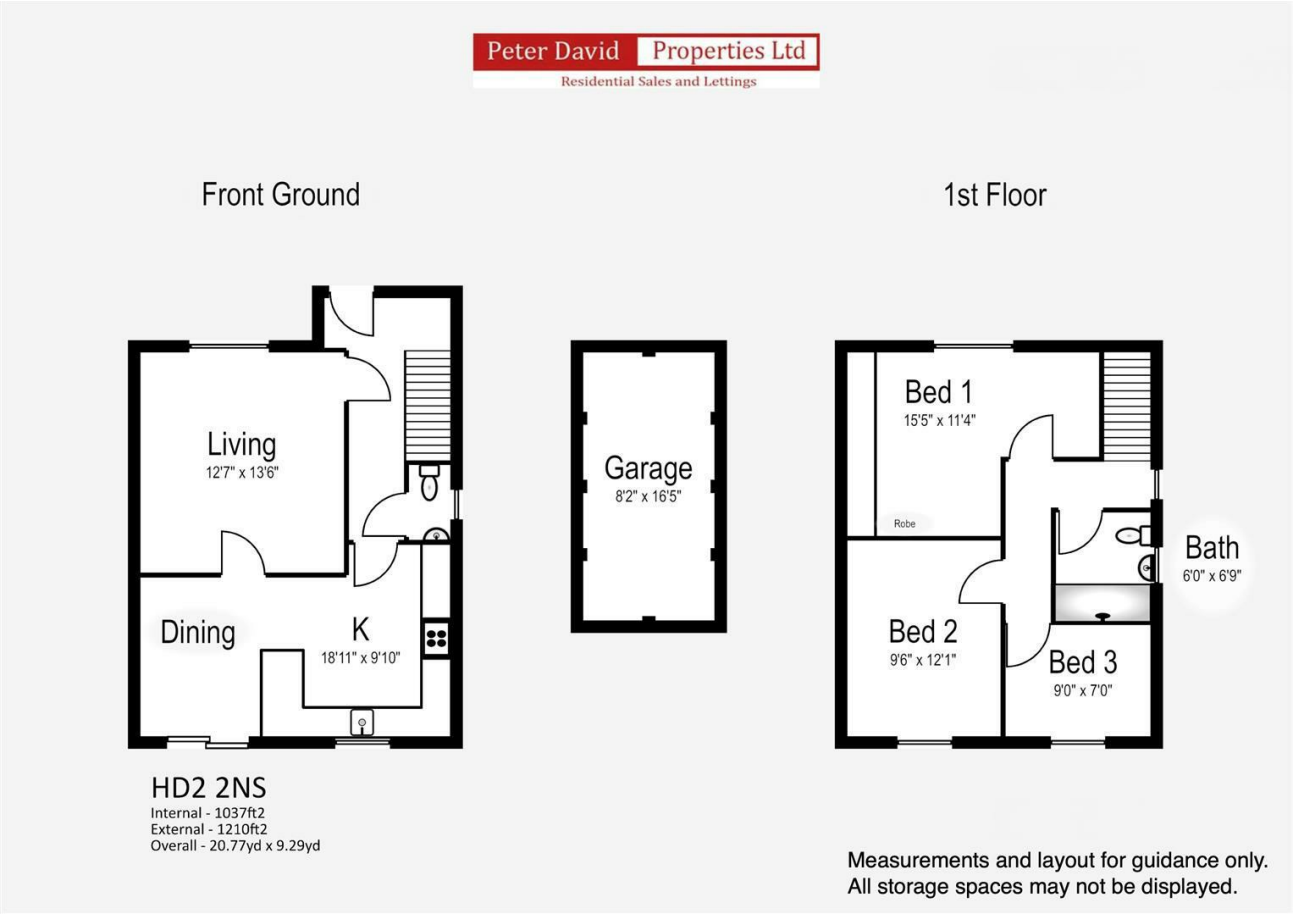


Road Map

Hybrid Map

Terrain Map

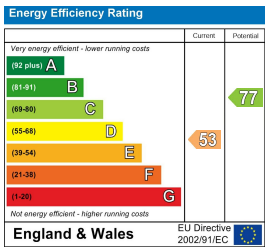
Floor Plan

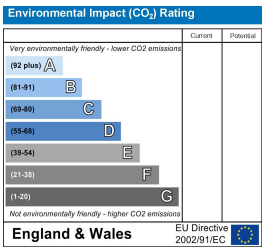


Viewing

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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