Peter David Properties Ltd

Residential Sales and Lettings

# 8 Green Grove

Kirkburton, Huddersfield, HD8 0UL

**Offers over £300,000**

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## Offers over £300,000

### Ground floor

### Entrance Hallway
Enter via a solid timber door into the hallway with a neutral carpet flowing throughout. A window to the side aspect provides plenty of natural light. Access to the garage via an integral door and access to the utility/WC, third bedroom and kitchen diner.

### Utility/WC
A useful utility/WC with Amtico vinyl flooring. Comprising of: Wood effect matching wall and base units, laminate worksurfaces, tiled splashbacks, stainless steel sink and drainer and one free standing space for a washing machine. Benefiting from a WC.

### Third Bedroom
A third double bedroom currently being used as a dining room. Window to front aspect.

### Kitchen Diner
A spacious kitchen diner with Amtico flooring, matching wood effect wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric double oven, an induction hob, an extractor, a fridge freezer, a dishwasher and a stainless steel sink and drainer under a window overlooking the courtyard. There is ample space for a dining table and a walk in storage cupboard. A solid timber stable door leads out to the garden and attractive courtyard.

### Living Room
A stunning double height living room with characterful beams. A wall mounted coal effect gas fire provides a focal point. There are windows and patio doors overlooking the garden and courtyard providing plenty of natural light. Stairs rise to the first floor accommodation.

### First Floor

### Landing
Access to all bedrooms and house bathroom.

### Bedroom One
To the front of the property is a large double bedroom with fitted wardrobes, drawer units and dressing table. Feature window to front elevation. Benefiting from an office space or dressing room and en-suite. There is also an abundance of storage space under the eaves.

### En-Suite
A partially tiled en-suite with vinyl flooring. Comprising of a concealed cistern WC, a wash basin and a shower unit with glass door. Benefiting from a chrome heated towel rail.

### Bedroom Two
To the rear of the property is a large double bedroom with fitted wardrobes, drawers and dressing table. Two rooflight windows.

### House Bathroom
A partially tiled house bathroom with vinyl flooring. Comprising of WC, wash basin and bath with overhead shower and glass screen. Benefiting from a chrome heated towel rail and wall mirror.

### Exterior
To the front of the property is a tarmac driveway (parking for one car) leading to an integral garage with electric door, lighting and tap. To the rear of the property is a pretty courtyard with a private driveway,

parking for one car and visitor parking. There is an Artificial lawn in front of the property surrounded by a drystone wall, which could be used for extra parking.

## 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

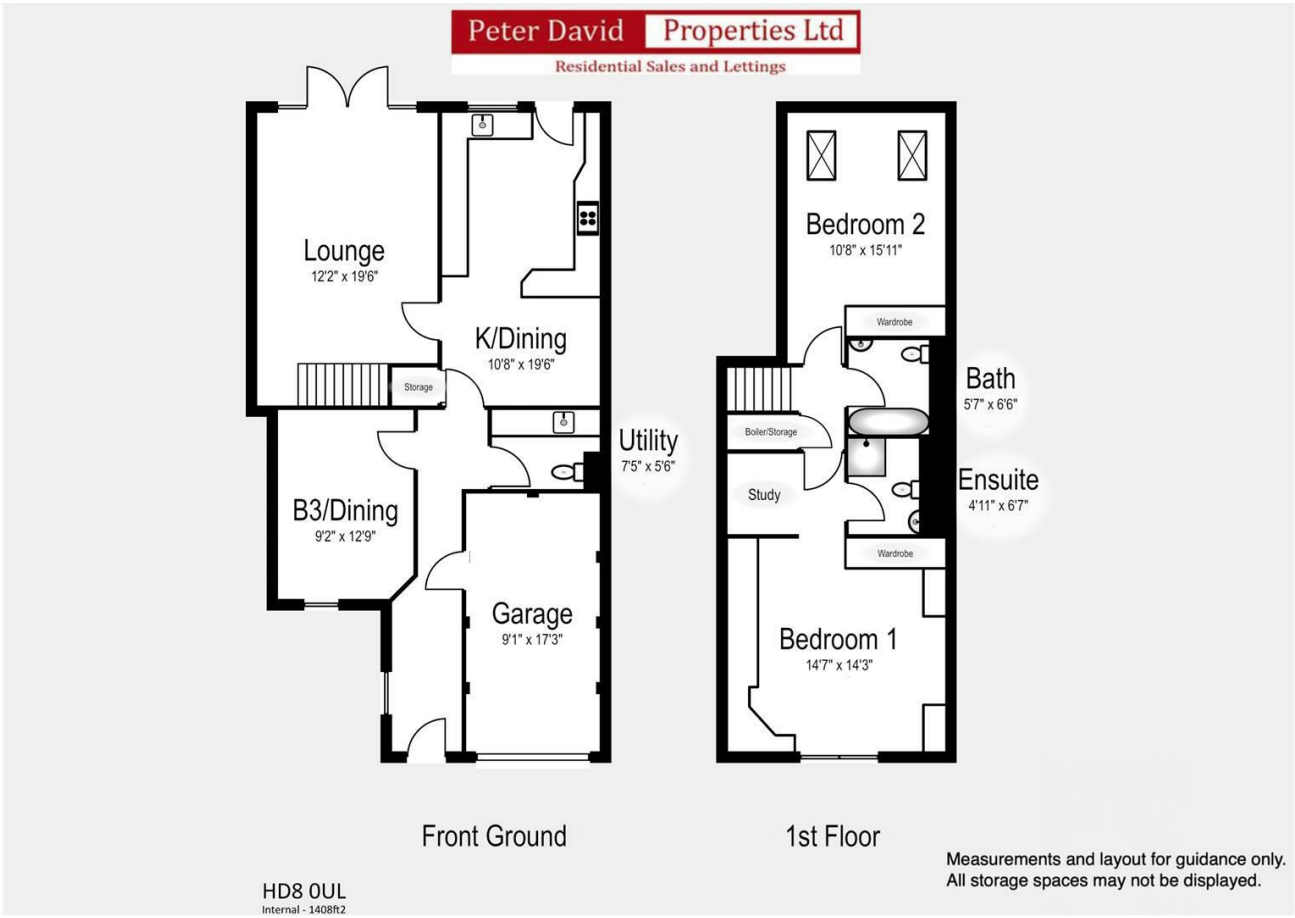
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

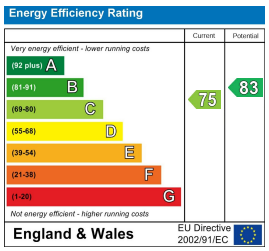
## Floor Plan

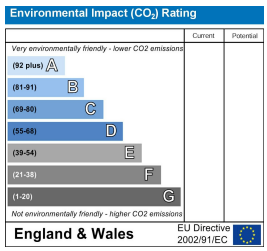



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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