

Peter David

Properties Ltd

Residential Sales and Lettings



4 Edge Terrace

Longwood, Huddersfield, HD3 4XL

Offers in the region of £109,000



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First floor -

Living Room

Enter the property via a composite front door into a generously sized living room with a PVCu window to the front aspect and a neutral carpet throughout. The room boasts an exposed stone Inglenook fireplace with an inset electric stove on a stone hearth. There is a spindled staircase rising to the first floor and a doorway leading to the kitchen.

Kitchen

Situated at the rear of the property, the kitchen features matching wooden wall and base units, wooden worktops, tiled splash backs and a Belfast style sink with a stainless steel drainer. Integrated appliances comprise; an Indesit range cooker with a five ring gas hob and an extractor fan and there is also plumbing for a washing machine and space for two additional free standing appliances. There are tiles to the floor, five wooden framed windows to the rear aspect and a large storage cupboard under the stairs.

First floor -

Landing

Landing area with a neutral carpet providing access to the bedroom and bathroom. PVCu window to the rear aspect.

Bedroom One

A spacious, dual aspect double bedroom with a PVCu window to both the front and rear. Splendid views across Huddersfield can be appreciated from the front window.

Bathroom

A partially tiled bathroom comprising a WC, wash basin and corner bath with overhead electric shower and folding glass screen. There is a PVCu privacy window to the front aspect, a storage cupboard and a chrome towel rail. The boarded loft space can also be accessed via the hatch to the ceiling.

Exterior

To the rear is a small grassed space accessed via a shared pathway. To the front of the property is a decked area perfect for enjoying the far reaching views across the valley.

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.



