Peter David Properties Ltd

Residential Sales and Lettings

Apartment 9 14a Thorncliffe Street

Huddersfield, HD3 3LH

Offers in the region of £120,000

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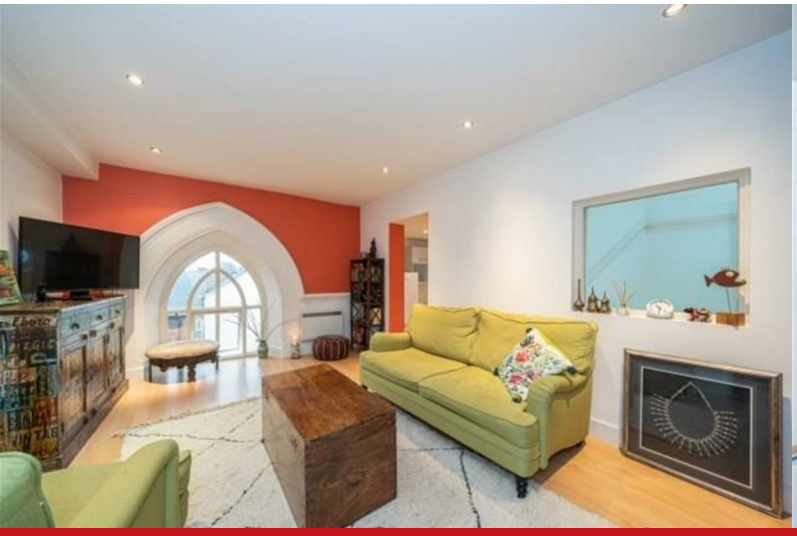

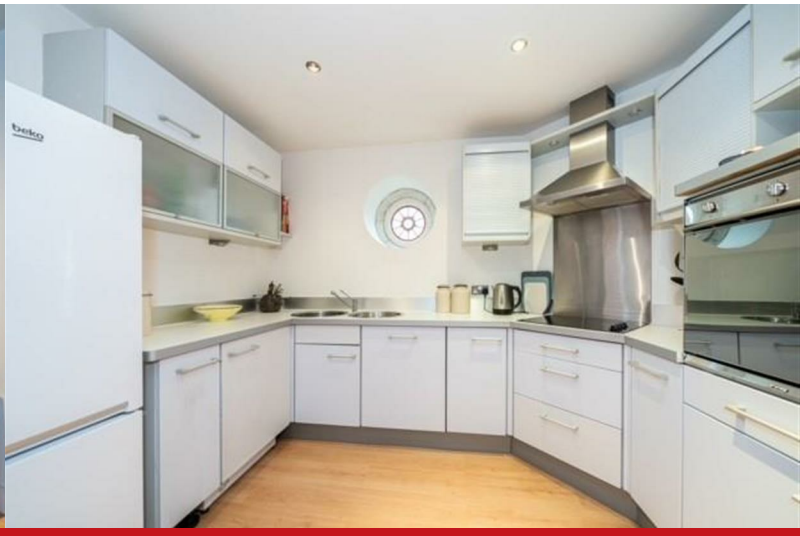

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Communal Entrance
A solid timber and stained glass door leads into this stylish communal entrance displaying tiled floors, beautiful stained glass windows and exposed brickwork. There is a staircase rising to the second floor providing access to the apartment.

Entrance Hallway 2nd Floor
From the hallway there is access to both bedrooms and the living room. The intercom system is located in this area.

Living Room
A spacious living room with laminate flooring. The main feature of this room is this distinctive arched window which provides an abundance of natural light. There is a further stained glass window overlooking the communal entrance. There are two steps down to the kitchen.

Kitchen
A modern kitchen with laminate flooring, matching white wall and base units and laminate worktops. Integrated appliances comprise of a Smeg eye level double electric oven, an electric hob with stainless steel splashback, an extractor, a Smeg dishwasher and a washer/dryer. Benefiting from a stainless steel sink with chrome mono bloc tap and drainer. The characterful feature of this kitchen is the stained glass port hole window.

Bedroom One
A double bedroom again with a feature arched window allowing plenty of natural light. Benefiting from floor to ceiling mirrored sliding wardrobes.

Bedroom Two
A further double bedroom again with this characterful arched window.

Bathroom
A partially tiled bathroom comprising of: WC, wash basin and bath with over head shower and glass screen. Benefiting from an airing cupboard and shaver socket.

Exterior
To the side of the property there is a designated parking space within an enclosed parking area. There is also visitor parking available.

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

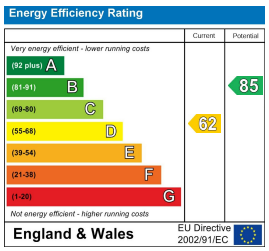
Terrain Map

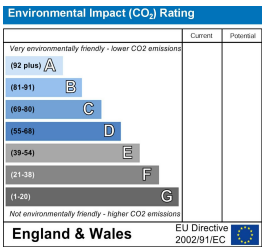
Floor Plan

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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