

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 34 Rufford Road

Golcar, Huddersfield, HD3 4RN

Price guide £114,950



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**\*STONE BUILT THREE BEDROOM MID-TERRACE\*  
ENCLOSED GARDEN \* IDEAL FOR FIRST TIME BUYERS OR  
A YOUNG FAMILY\***

Peter David Properties are pleased to present to the open market this deceptively SPACIOUS, THREE BEDROOM MID- TERRACE with ENCLOSED GARDEN TO THE REAR. In need of modernisation this would make an ideal home for first time buyers or a young family.

Internally the property briefly comprises; an entrance porch, a good-sized living room, a kitchen/diner, two double bedrooms and a third single bedroom/office and a house bathroom. Also benefiting from double glazing throughout and a very large cellar.

Externally the property benefits from a large and enclosed garden to the rear with a grassed area and raised beds, and a single detached garage.

Book your viewing today!

## **Entrance Porch**

Enter the property through a PVCu wood effect door into an useful porch with vinyl flooring.

## **Kitchen/Diner**

A galley kitchen with breakfast bar, matching wall and base units, tiled splash-backs and laminate work surfaces. Comprising: a double oven, a gas hob and space for free standing appliances. There is ample space for dining table. PVCu window to front aspect.

## **Living Room**

A good-sized living room with wood surround fireplace and electric fire. Large window overlooking rear garden.

## **Landing**

PVCu door to the rear with access to the garden. Stairs rise to the first floor providing access to all first floor accommodation.

## **Master Bedroom**

A double bedroom with built in wardrobes and PVCu window to rear elevation.

## **Bedroom Two**

A second double bedroom with built in wardrobe and PVCu window to front elevation.

## **Bedroom Three**

A single bedroom/office. PVCu window to rear elevation.

## **House Bathroom**

A partially tiled bathroom with three piece suite, comprising: WC, hand basin and large double shower. PVCu window to rear.

## **Cellar**

A very large cellar with three rooms, also benefiting from electrics and plumbing for a washing machine.

## **Exterior**

Externally the property benefits from a large enclosed garden to the rear with a grassed area, mature shrubs and raised beds and a single detached garage.

## **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.

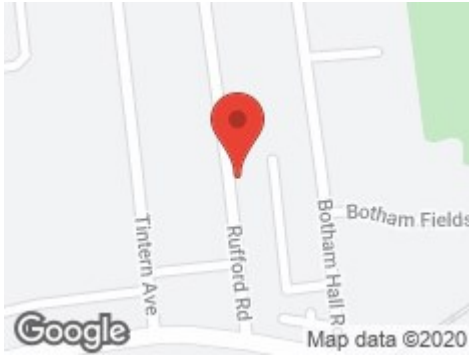
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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



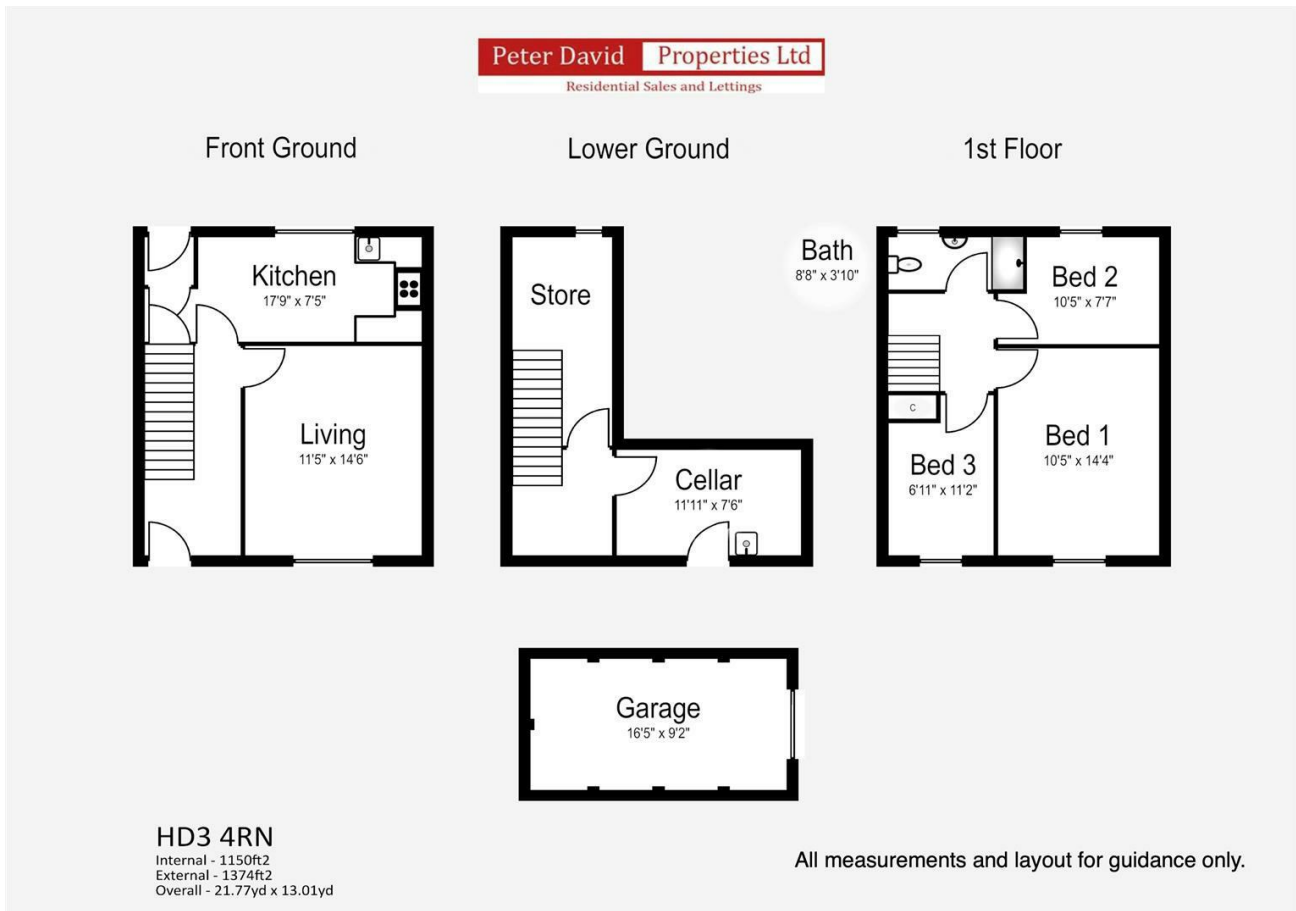
## Hybrid Map



## Terrain Map



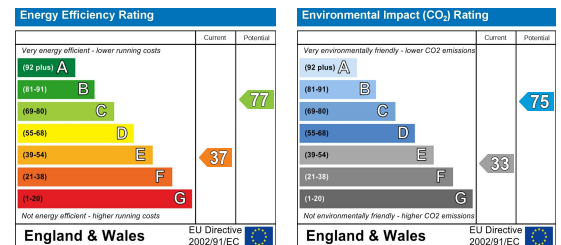
## Floor Plan



## 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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