Peter David Properties Ltd

Residential Sales and Lettings

26 Midway

South Crosland, Huddersfield, HD4 7DA

Offers in the region of £450,000

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Ground Floor -

Entrance Vestibule
Enter this fabulous property through a PVCu door into a light and welcoming entrance vestibule with PVCu privacy glass panels to each side. There is an additional PVCu window to the front aspect. Luxury Karndean flooring flows throughout and double wood doors with glass panels lead through into the entrance hallway.

Entrance Hallway
This spacious entrance hallway benefits from ample under stairs storage with custom built cream gloss units and an additional under stairs cupboard providing additional storage space. Providing access to the kitchen, living room, dining room, bathroom and utility room. Carpeted stairs rise to the first floor accommodation.

Kitchen
This property benefits from a large well equipped kitchen with luxury Karndene wood effect flooring, cream gloss wall and base units, tiled splash backs and laminate work surfaces. Integrated appliances comprise; a fridge/freezer, a microwave, a dual electric oven with a grill, a five ring gas hob, an extractor fan and a dishwasher. This kitchen benefits from two PVCu windows to the front and side aspect allowing plenty of natural light to flow in. Additionally, there is ample space for a dining table.

Living Room
A bright and airy living room with PVCu patio doors leading out to the rear garden. A granite fireplace with an inset electric fire provides an attractive focal point and a neutral carpet flows throughout. Double wood doors provide access to the dining room offering flexible open plan living.

Dining Room
This dining room is set to the rear of the property and is a perfect space to entertain family or friends. Provides access to the orangery.

Orangery
A third reception room with PVCu windows to three sides and double patio doors leading out into the rear garden. This space offers far reaching and splendid views of the surrounding countryside.

House Bathroom
A partially tiled house bathroom with a WC, a wash basin set in a vanity unit with a white gloss base unit and a corner shower cubicle with a glass screen. The bathroom benefits from Karndean flooring, a chrome towel rail and a PVCu privacy window to the side aspect.

Utility
This useful utility room features cream gloss wall and base units, tiled splash backs, laminate work surfaces and a stainless steel sink and drainer. There are two additional spaces for free standing appliances one with plumbing for a washing machine. A PVCu door provides access to the side aspect of the garden and another door provides access from the integral garage.

First Floor -

Landing
Stairs rise to the first floor accommodation with an original spindle and balustrade bannister. The landing provides access to both bedrooms, benefiting from a storage cupboard in the eaves and a PVCu Velux window.

Master Bedroom
A well-proportioned Master Bedroom benefiting from custom built wardrobes and dressing area. There is a PVCu window to the rear elevation offering splendid views of the surrounding countryside. Access to the en-suite.

En-Suite
An extremely spacious partially tiled en-suite shower room with a PVCu velux window. Benefitting from a WC, a wash basin set in a vanity unit, a large shower cubicle and a chrome towel rail.

Bedroom Two
A second generous double bedroom featuring custom built fitted wardrobes and dressing area. There is a PVCu window overlooking the rear garden providing far reaching views of the countryside.

En-Suite

A second spacious en-suite benefiting from, linoleum flooring, a wash basin set in a vanity unit, a WC and a bath. There is a PVCu privacy window to the side elevation and a Velux window allowing plenty of natural light to flow in.

Exterior

This property sits on a substantial plot benefiting from an abundance of outside space. To the rear of the property there is a raised stone flagged patio with steps leading down to an attractive garden with a well a manicured lawn and far reaching views. The lawn wraps around the side of the property to the front, where there is a large tarmacked driveway providing off road parking for multiple cars. The driveway leads to an integral garage accessed via an electric door.

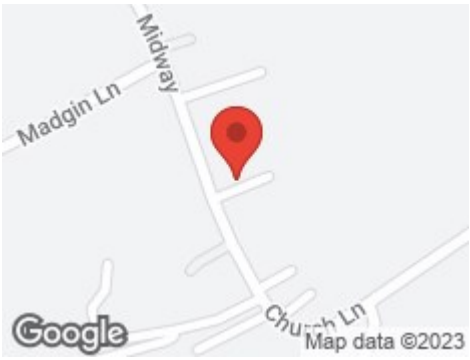
Mortgages

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.

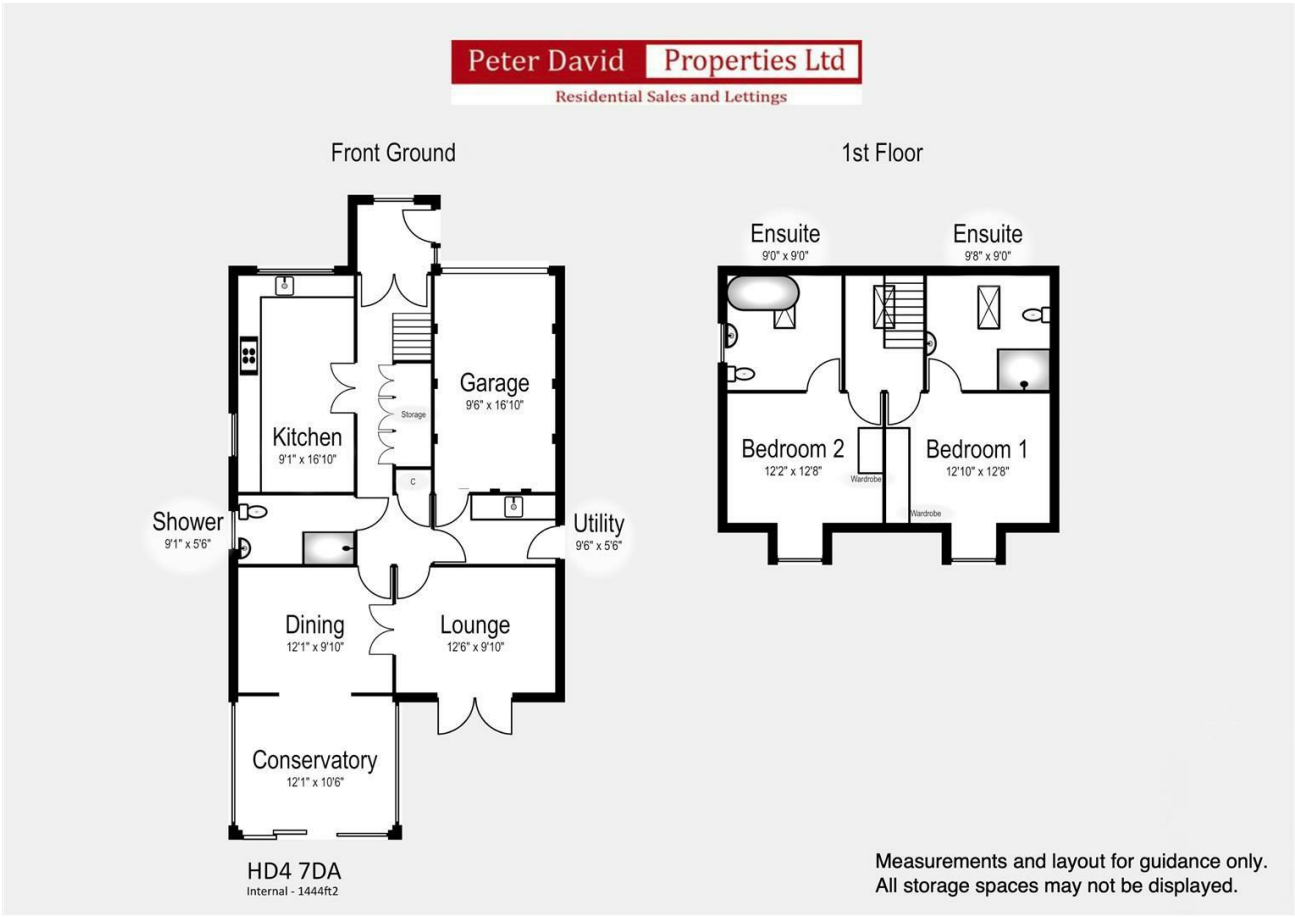
Road Map



Hybrid Map

Terrain Map

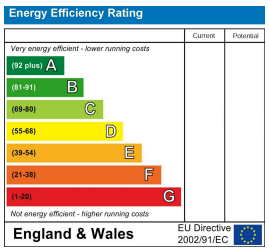
Floor Plan

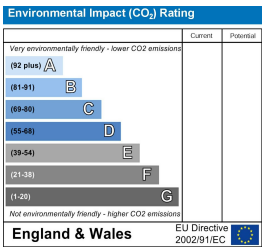


Viewing

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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