

Peter David

Properties Ltd

Residential Sales and Lettings



12 Moorlands Crescent

Mount, Huddersfield, HD3 3UF

Offers in excess of £289,950



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Entrance Vestibule

Enter the property via a PVCu front door with frosted glass windows to each side into a light and airy entrance porch. There is vinyl to the floor and a door leading into the hallway.

Hallway

A carpeted hallway with access to two double bedrooms, a living room and a house bathroom. Benefiting from a large storage cupboard. Stairs rise to first floor accommodation.

Living Room

A spacious living room having a marble fireplace with an electric fire taking pride of place. A large PVCu window provides plenty of natural light. Double doors lead through to the kitchen diner.

Kitchen/Diner

This large kitchen /diner is to the rear of the property and has laminate flooring and white hi-gloss matching wall and bases units. There is a free standing electric double oven, an extractor fan and a further three free standing spaces for appliances, one having plumbing for a dishwasher. A stainless steel sink and drainer sits under a PVCu window overlooking the garden and further PVCu window in the dining area. Having ample space for a dining table, this is truly the hub of the home.

Benefiting from a walk in pantry with plumbing for a washing machine. PVCu door leads out to the rear garden.

Ground floor - Bedroom One

A spacious double bedroom to the front of the property with fitted mirrored sliding wardrobes and cupboards. PVCu window to front aspect.

Groundfloor - Bedroom Four

A fourth double bedroom with PVCu window to side aspect.

Groundfloor Bathroom

A spacious partially tiled house bathroom with WC, wash basin and bath. Benefiting from a ceramic towel rail and storage cupboard. PVCu privacy window to side aspect.

First Floor:-

Landing

Stairs rise to the first floor. Benefiting from a walk in storage cupboard under the eaves and further storage cupboard. Access to both bedrooms and shower room.

Bedroom Two

A second double bedroom with PVCu window to rear elevation.

Bedroom Three

A third double bedroom with PVCu window to front elevation.

Shower Room

A partially tiled shower room with vinyl flooring. Comprising of WC, wash basin and corner shower unit with glass folding doors. Benefiting from a chrome towel rail and PVCu privacy window to rear.

Exterior

To the rear of the property is a private and enclosed garden with a lawn, mature shrubs and a paved patio area. To the front is an enclosed garden with a lawn, mature shrubs and a tarmac driveway (parking for four cars) leading to a single detached garage. There is an outside electric socket and water pipe.

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



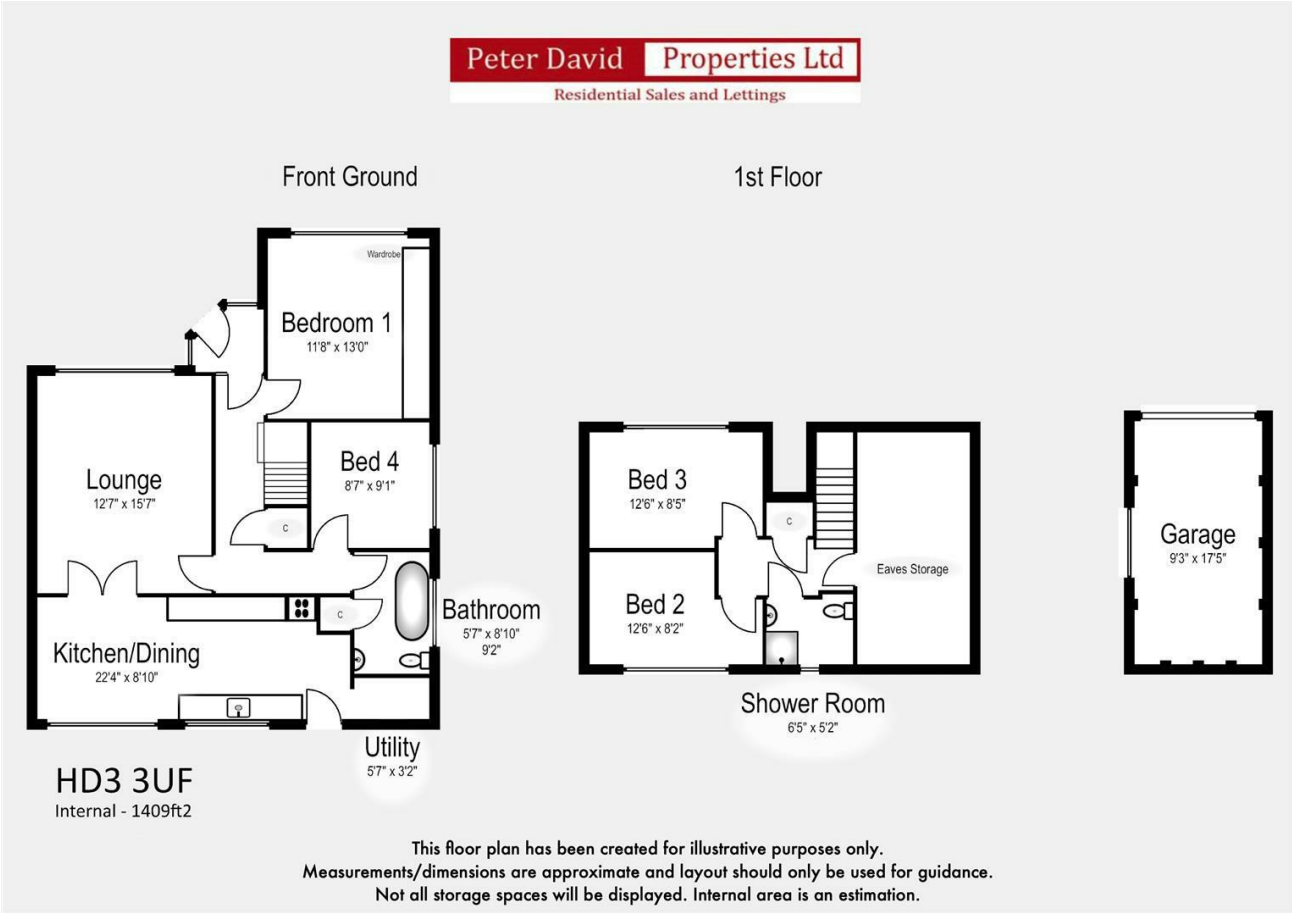
Hybrid Map



Terrain Map



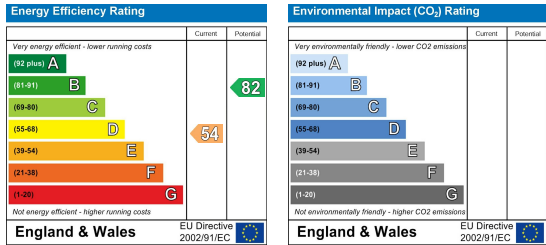
Floor Plan



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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