

Peter David

Properties Ltd

Residential Sales and Lettings



25 Grasmere Drive

Elland, Halifax, HX5 9PW

Offers in the region of £275,000



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Ground Floor -

Entrance Hallway

Enter this stunning property through a composite front door with a glass side panel into a light and welcoming entrance hallway. Access to the living room and stairs rise to the first floor accommodation.

Living Room

This spacious yet cosy living room features a deep pile grey carpet and a media wall with electric log effect fire. A large PVCu double glazed window to the front aspect allows plenty of natural light to flow in.

Open Plan Kitchen/Diner/Living Room

Full of light is this fabulous open plan kitchen/diner/living room with neutral wood effect laminate flooring, high ceilings and large bi-folding doors leading out to the South-West facing garden. The high specification kitchen features white matching wall and base units and laminate work surfaces. Integrated appliances comprise; an electric hob, an electric oven and grill, an extractor fan, a fridge/freezer, an eye-level microwave and a dishwasher. The central island offers a three seater breakfast bar offering ample storage space and a sunken ceramic sink. Additionally, there is a useful pantry. The true size and quality of this extended kitchen/diner can only truly be appreciated upon internal viewing.

Playroom

The current owners upon renovation have converted half of the integral garage to create extra living space to the ground floor. They currently utilise the space as a playroom however could be used to serve a variety of purposes such as a study.

Ground Floor Bathroom

The property boasts a large modern ground floor bathroom with tiled flooring. Comprising of a WC, a wash basin, large

walk in double shower with a feature glass screen and a grey ceramic towel rail.

Utility Room

A generous utility room with white wall and base units, laminate work surfaces and space for two freestanding appliances (one with plumbing for a washing machine). This space is could also be utilised for various purposes. A composite door leads out to the rear garden.

First Floor -

Landing

The landing provides access to all the bedrooms and the house bathroom. The landing boasts a PVCu window to the side aspect and a large storage cupboard.

Master Bedroom

A well-appointed master bedroom benefiting from fitted wardrobes with mirrored sliding doors and a PVCu window to the front elevation.

Bedroom Two

A second double bedroom with a PVCu window overlooking the rear garden.

Bedroom Three

A single bedroom with a PVCu window to the front elevation.

House Bathroom

A luxury fully tiled house bathroom with tiled flooring. Comprising of: a concealed cistern WC, a wash basin and vanity unit with white gloss storage cupboards, a shower with glass screen and rainhead shower and a bath.

Exterior

To the rear of the property there is a beautiful yet low maintenance garden that is fully enclosed. Benefiting from

an artificial lawn, raised beds, a patio area and a pergola; it is the perfect space to relax or entertain guests. To the front of the property is a block paved driveway providing off road parking for two cars. There is also half a garage with an up and over door (the other half has been converted to create additional living space) providing ample storage space.

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.

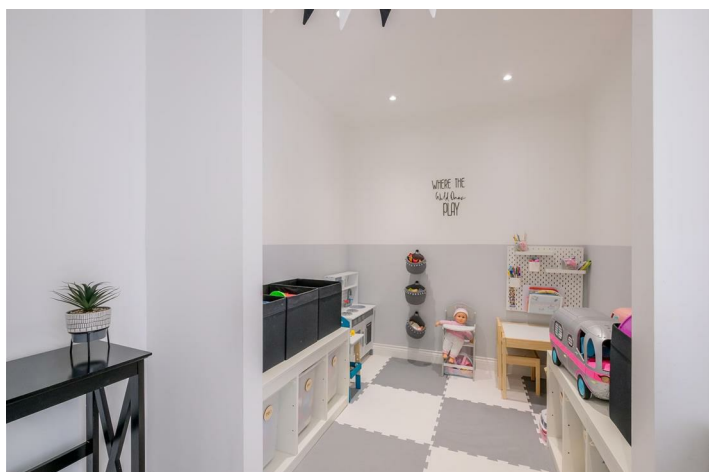
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



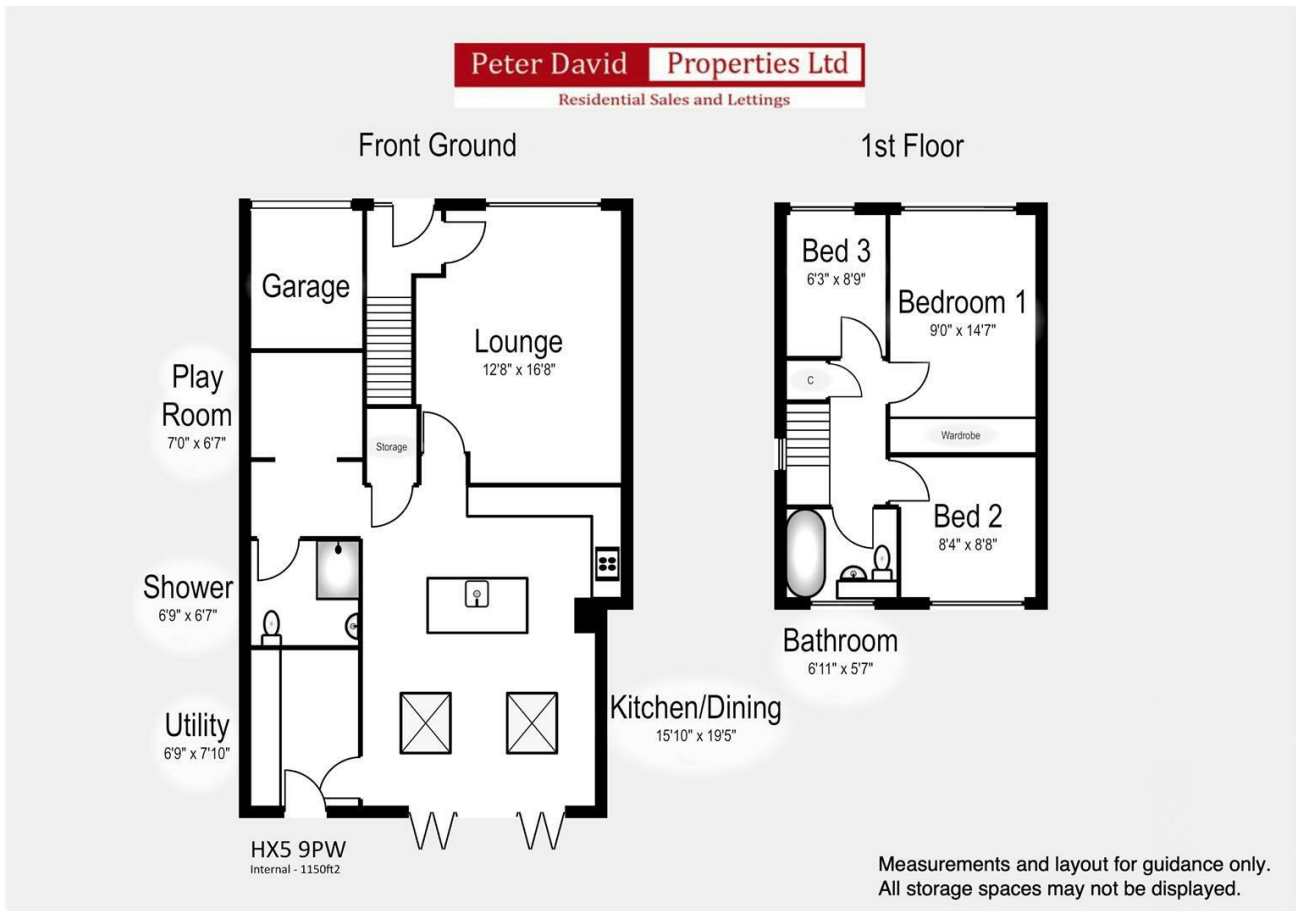
Hybrid Map



Terrain Map



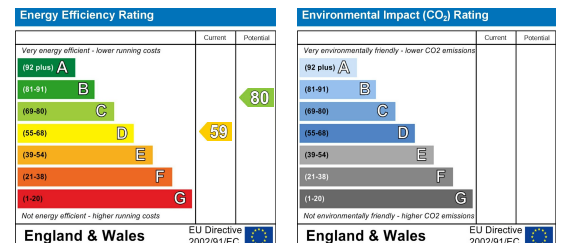
Floor Plan



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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