Peter David Properties Ltd

Residential Sales and Lettings

4 Quarry Court

Longwood, Huddersfield, HD3 4UQ

Offers in the region of £205,000

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Entrance Porch
Enter the property via a wooden door into a porch with coir matting. Wooden doubled glazed window to front aspect. Wooden door into living room

Living/Dining Room
This open plan living dining room has laminate flooring and a gas fire sitting on a marble hearth with wood surround taking pride of place. Wooden doubled glazed unit to front aspect. An archway takes you through to the dining space where there is ample room for a family dining table. Access to the kitchen and wooden patio doors take you through to the conservatory

Kitchen
To the rear of the property is the kitchen with laminate flooring, with wood effect matching wall and base units, laminate worksurfaces and perspex splashbacks. Integrated appliances comprise of: an electric oven, a gas hob an extractor and a stainless steel sink and drainer. There are three free standing spaces for appliances, one with plumbing for a washing machine. A wooden door with window to the side leads into the conservatory

Conservatory
A spacious conservatory with tiled flooring to the rear of the property.

Landing
Carpeted stairs rise from the living room to the first floor. Wooden double glazed unit to the side aspect. and access to all bedroom and house bathroom. Benefiting from a boarded loft.

Bedroom One
To the front of the property is a spacious double bedroom with wooden double glazed unit to front elevation.

Bedroom Two
A second double bedroom to the rear with wooden double glazed unit.

Bedroom Three
A single bedroom with built in cupboard. Wooden double glazed unit to front elevation.

House Bathroom
A partially tiled house bathroom with tiled flooring. Comprising of: WC, wash basin and bath with overhead shower and glass screen. Wooden double glazed privacy window to rear.

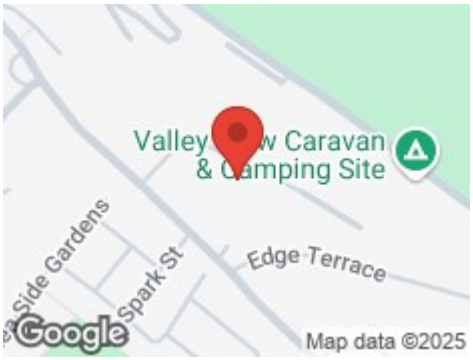
Exterior
To the rear of the property is a barked garden with steps up to the garage and off road parking for one car. To the front is a paved pathway with lawn to either side.

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.

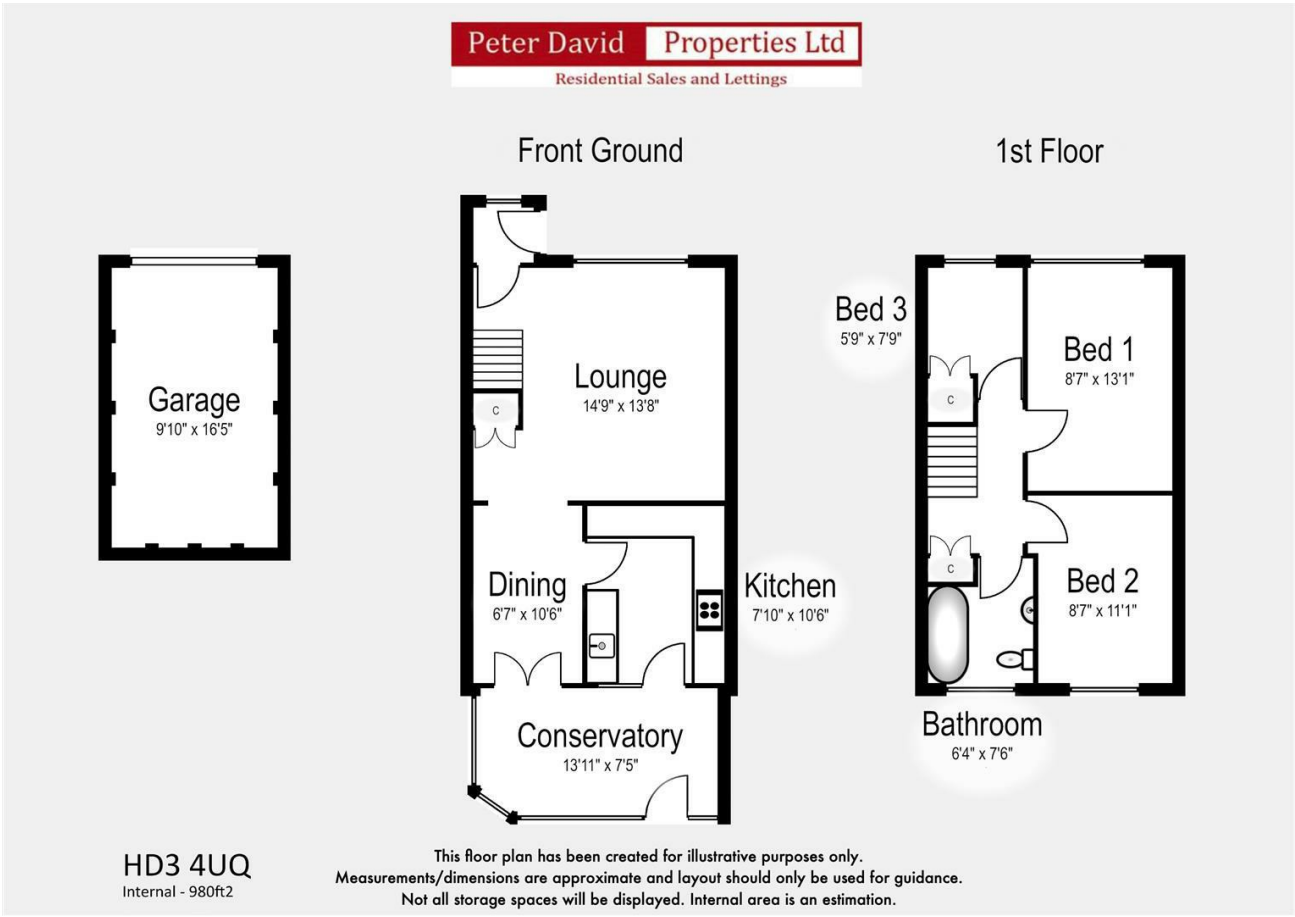
Road Map



Hybrid Map

Terrain Map

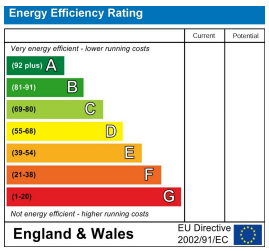
Floor Plan

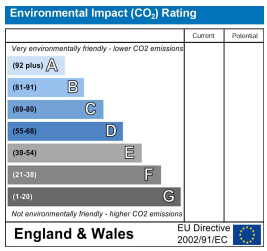


Viewing

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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