Peter David Properties Ltd

Residential Sales and Lettings

168 Cross Lane

Primrose Hill, Huddersfield, HD4 6DW

Offers in the region of £199,950

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Ground Floor -

Entrance Hallway
Enter the property via a composite front door with a privacy glass panel into the welcoming entrance hallway. Adorned with wood flooring, the hallway provides access to the ground floor WC, the living room and stairs rise to the first floor accommodation.

Ground Floor WC
A useful partially tiled ground floor WC comprising of a WC a wash basin and a PVCu privacy window to the side aspect.

Living Room
A well appointed living room flooded with natural light via a PVCu window providing views of the front garden. The living room is finished off with wood flooring and a gas fire sat on a marble hearth with a wood surround, providing an attractive focal point. Access to the kitchen.

Kitchen
Set to the rear of the property is a modern kitchen adorned with wood effect laminate flooring, comprising of navy matching wall and base units, marble effect laminate work surfaces and a ceramic sink and drainer. Integrated appliances comprise of a electric oven, a 5-ring gas hob and an extractor fan. There is the added benefit of a breakfast bar providing seating for two people, space for an additional appliance with plumping for a washing machine, and a spacious under-stairs storage cupboard. There is a PVCu window to the rear aspect and a door providing access to the rear garden.

Dining Room
Set off the kitchen is a generously proportioned family dining room with a PVCu window to the rear aspect. Access to the utility room.

Utility Room
A useful utility room providing space for two additional appliances. There is a laminate work surface and a PVCU privacy window to the side aspect.

First Floor -

Landing
The landing provides access to all the bedrooms and the house bathroom.

Master Bedroom
A generously proportioned master bedroom set to the front of the property with a PVCu window overlooking the front garden. The vendors will be leaving the double wardrobe with sliding doors in the master bedroom for the benefit of the new owners.

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

Bedroom Three
A third double bedroom with a PVCu window to the front elevation.

Study
A study with a PVCU window to the rear elevation.

House Bathroom
A fully tiled family bathroom comprising of aWC, a wash basin, a bath and a shower cubicle with a glass screen. There is a PVCU privacy window to the rear elevation.

Exterior

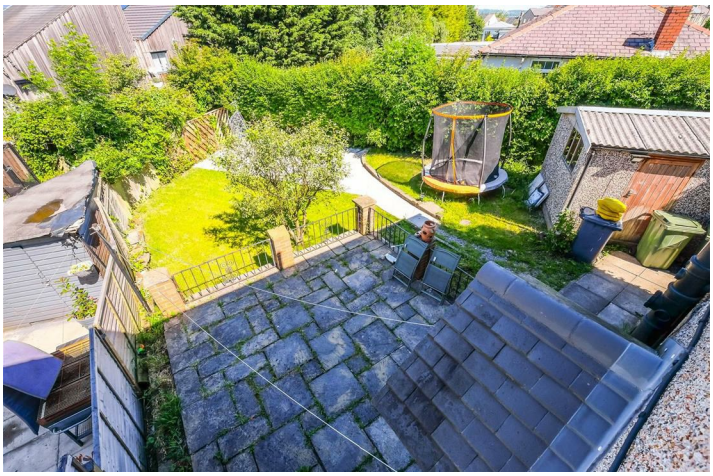
This property benefits from gardens to three sides providing plenty of space for the whole family to enjoy. To the front is a lawn enclosed by mature trees and shrubs with a tarmac pathway leading to the front door. To the side aspect is an array of mature trees and shrubs with a gated tarmac driveway (providing off road parking for one car), leading to a single detached garage. To the rear is various patio areas and a further lawn that is fully enclosed.

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.

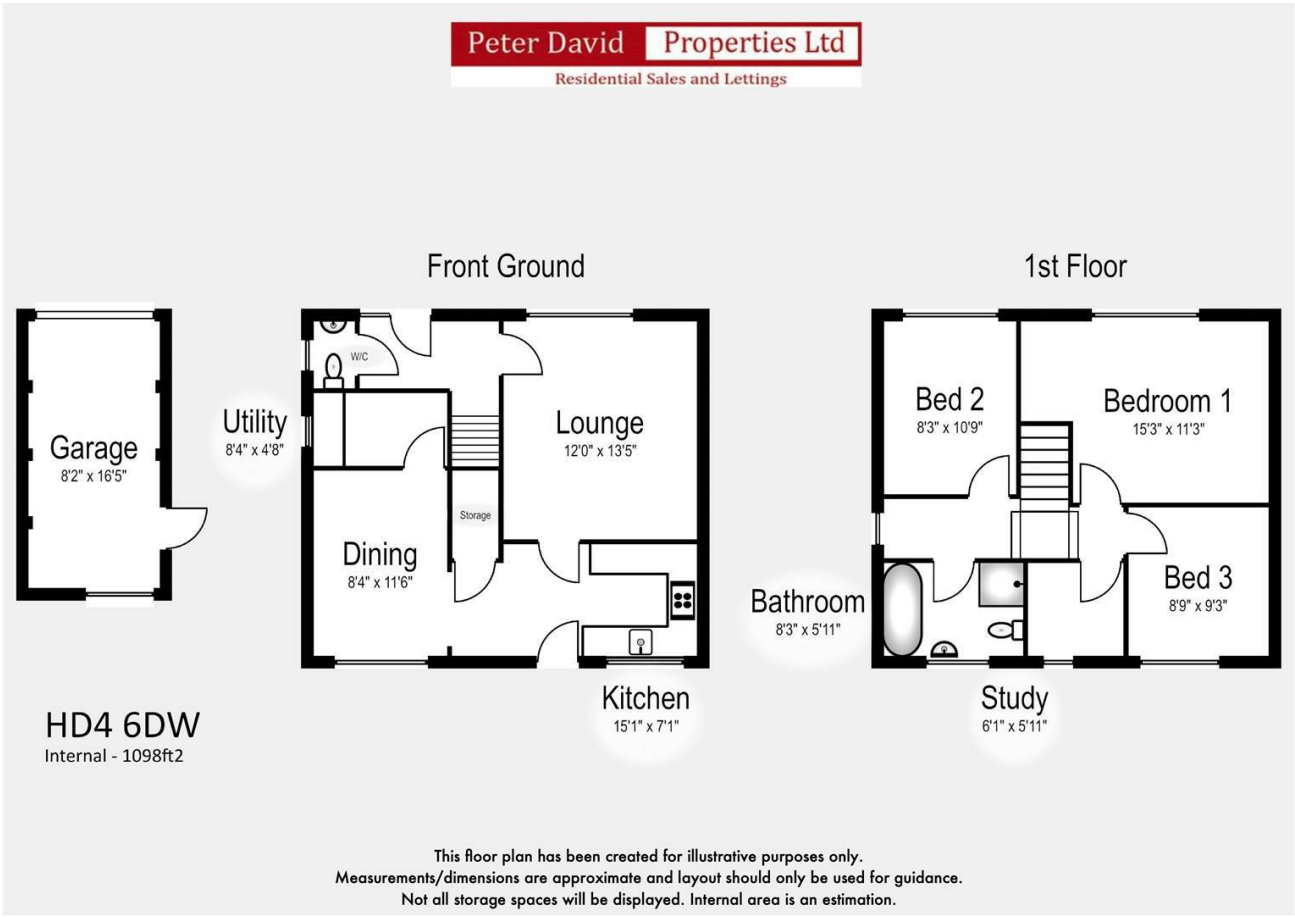


Road Map

Hybrid Map

Terrain Map

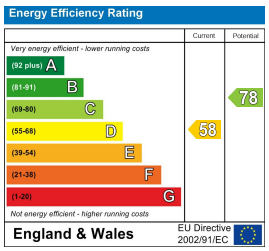
Floor Plan

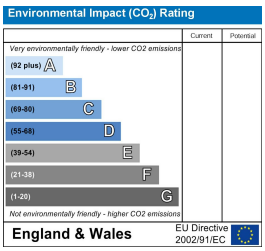


Viewing

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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