Peter David Properties Ltd

Residential Sales and Lettings

8 Laund Croft

Mount, Huddersfield, HD3 3XT

Offers over £250,000

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Ground Floor:-

Entrance Hallway
Enter this impressive property via a composite door into the hallway. Solid internal oak doors throughout the property and solid oak flooring throughout the ground floor. Access to downstairs WC, kitchen/diner and carpeted stairs rising to first floor accommodation.

Ground floor WC
A useful luxury ground floor WC, partially tiled with slate flooring. Comprising of: WC, wash basin with vanity unit and benefiting from chrome towel rail and PVCu privacy window to front aspect.

Kitchen/Diner
A luxury modern kitchen diner with high gloss grey matching wall and base units, solid oak flooring and white granite work surfaces. Integrated appliances comprise of: an eye level double electric oven and microwave, a five ring gas hob, an extractor fan, a fridge freezer, a dishwasher, a washing machine and an inset stainless steel sink, There is an under stairs storage cupboard and ample space for a dining table. PVCu window to the front aspect.

Living Room
The living room is to the rear of the property and overlooks the garden. There is solid wood oak flooring and a PVCu window to the rear together with PVCu patio doors leading out to the garden and decked area, ideal for entertaining or relaxing.

First Floor:-

Landing
A solid oak and glass balustrade flows up all three floors. PVCu window to side aspect. Access to two double bedrooms and house bathroom

Bedroom Two
A large double bedroom with two PVCu windows to front elevation.

Bedroom Three
A further double bedroom to the rear of the property with a large PVCu window overlooking the garden.

House Bathroom
A luxury fully tiled house bathroom with slate flooring. Comprising of: concealed cistern WC, wash basin, bath and corner shower unit. Benefiting from a chrome towel rail.

Second Floor:-

Master Bedroom
A large and spacious master bedroom with two Velux windows providing ample light. Access to the luxury en-suite.

En-Suite
A partially tiled luxury en-suite with slate flooring. Comprising of: WC, wash basin with vanity unit, and double walk in shower with glass screen. Benefiting from a chrome towel rail and Velux window.

Dressing Room
A large and useful under eaves dressing room.

Exterior
To the rear of the property is private and timber fenced private garden with a large decked area, ideal for relaxing or entertaining. There is an artificial lawn and borders with mature shrubs. To the front of the

property is a blocked paved driveway with off-road parking for two cars and steps leading down to the property.

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

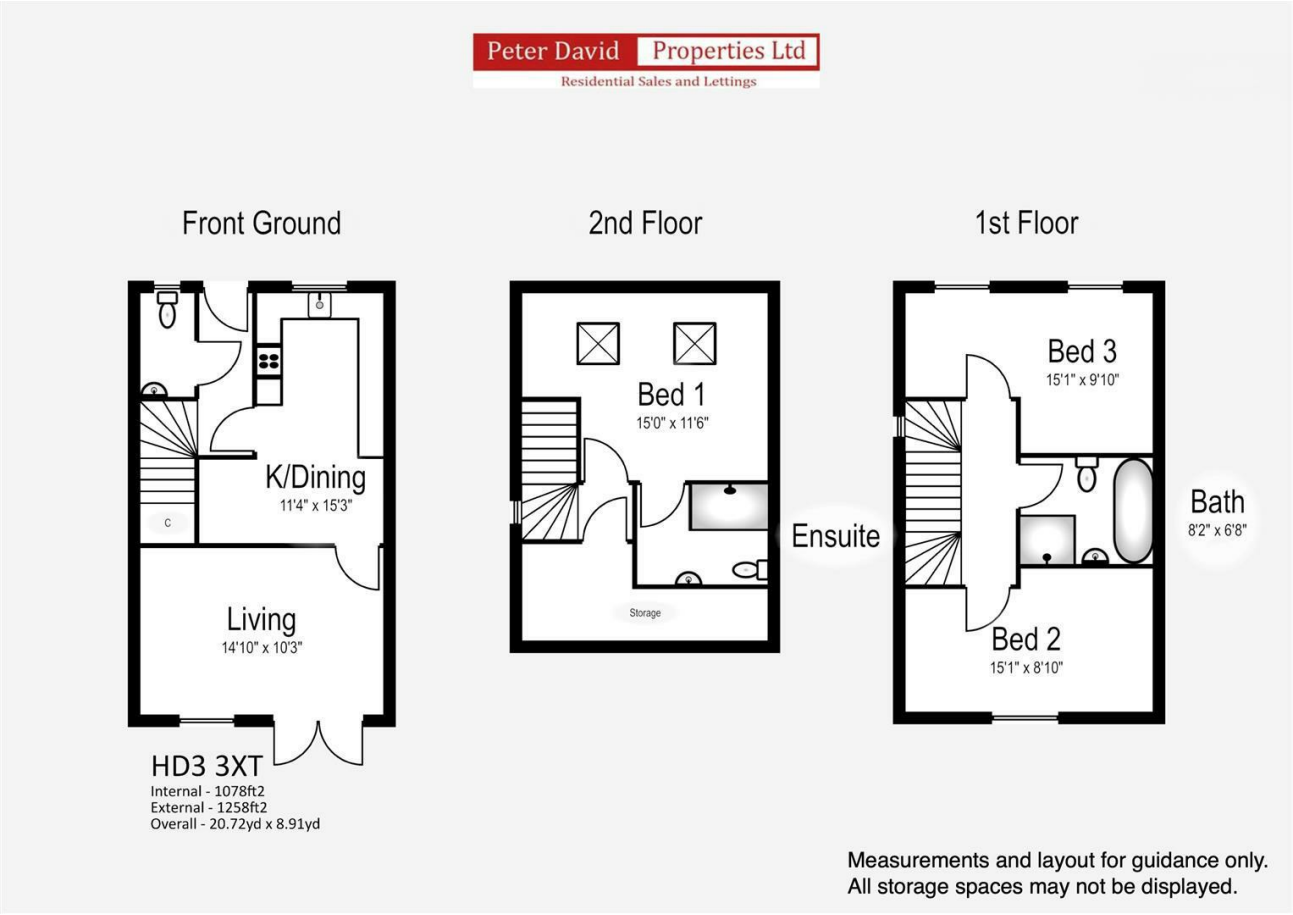
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

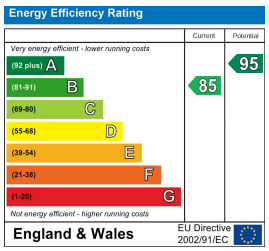
Floor Plan

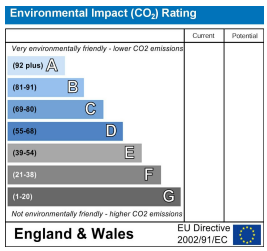


Viewing

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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