

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 14 Royd Croft

Quarmby, Huddersfield, HD3 4EQ

Offers in the region of £195,000



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## Ground Floor -

### Entrance Hallway

Access the property via a PVCu door with frosted glass side panel into this carpeted entrance hallway. Access to the living room and stairs rise to first floor accommodation.

### Living Room

A spacious living room with a neutral carpet. A gas fire on a marble hearth with wood surround takes pride of place. Benefitting from a large under stairs cupboard providing ample storage space. PVCu window to front elevation.

### Kitchen/Diner

A spacious kitchen diner with matching wood effect wall and base units, tiled splashbacks and laminate worksurfaces. Integrated appliances comprise of: a single electric oven, a gas hob and a stainless steel sink and drainer. There is space for three free standing appliances, one with plumbing for a washing machine and ample space for a family dining table. PVCu window to rear aspect and PVCu patio doors leading through to the conservatory.

### Conservatory

A conservatory with laminate wood flooring. PVCu patio doors leading out to the rear garden.

## First Floor -

### Landing

Access to all three bedrooms and the house bathroom.

### Bedroom One

A double bedroom with PVCu window to rear elevation.

### Bedroom Two

A second double bedroom with PVCu window to rear aspect

### Bedroom Three

A single bedroom with PVCu window to front elevation.

### House Bathroom

A partially tiled bathroom, comprising of; WC, hand basin and large walk in shower with sliding glass door. Benefitting from a storage cupboard and PVCu privacy window to front elevation.

### Exterior

To the rear of the property there is a large enclosed garden comprising of a paved patio area, a lawn and herbaceous borders. To the front is a paved driveway with off road parking for two cars and a lawn. There is an access gate to the rear of 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



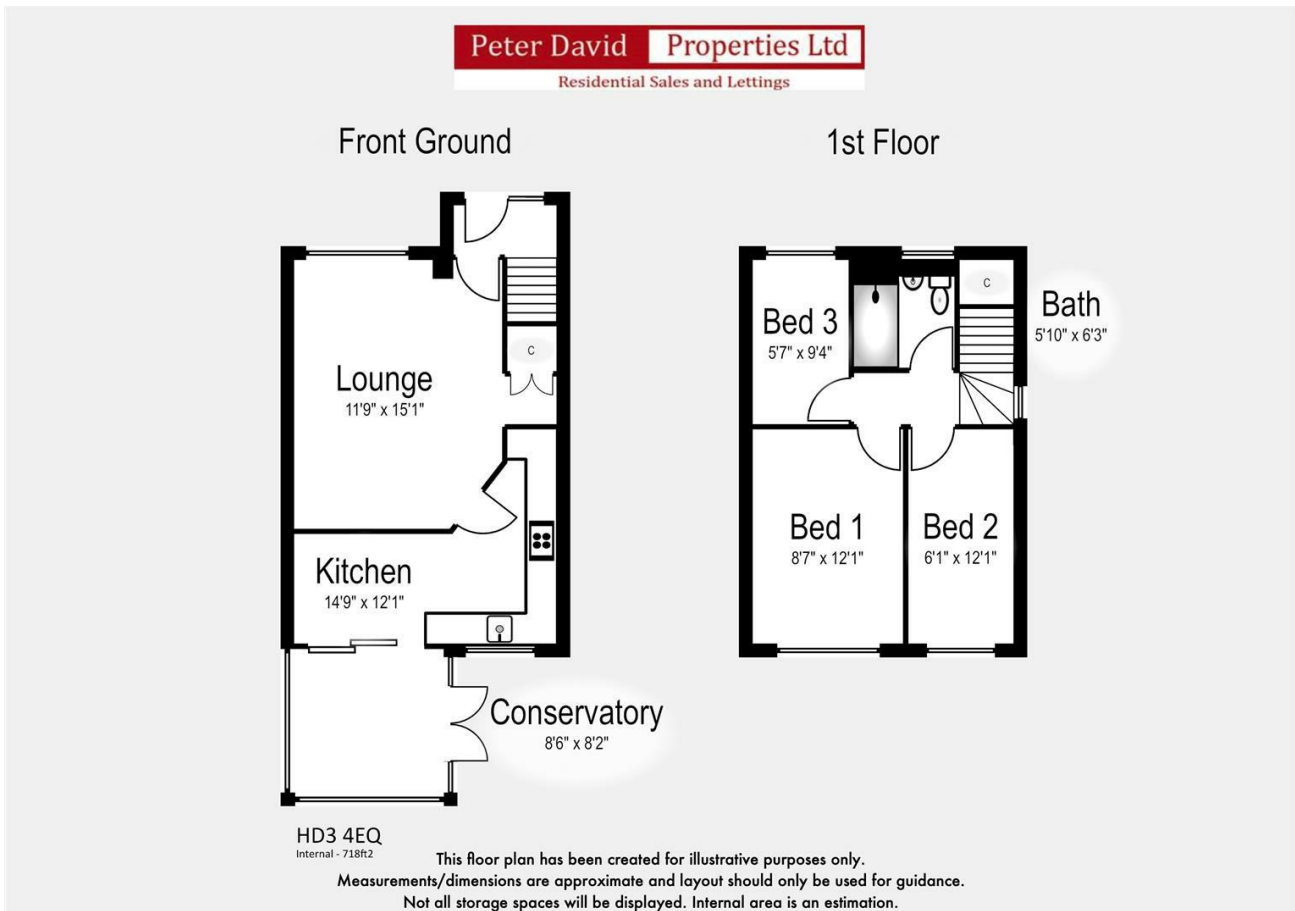
## Hybrid Map



## Terrain Map



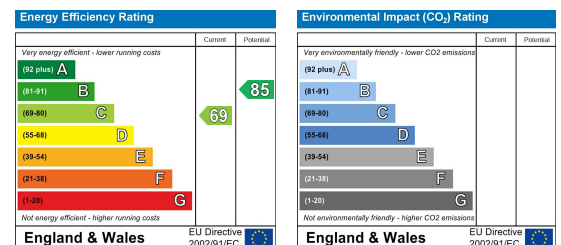
## Floor Plan



## 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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