Peter David Properties Ltd

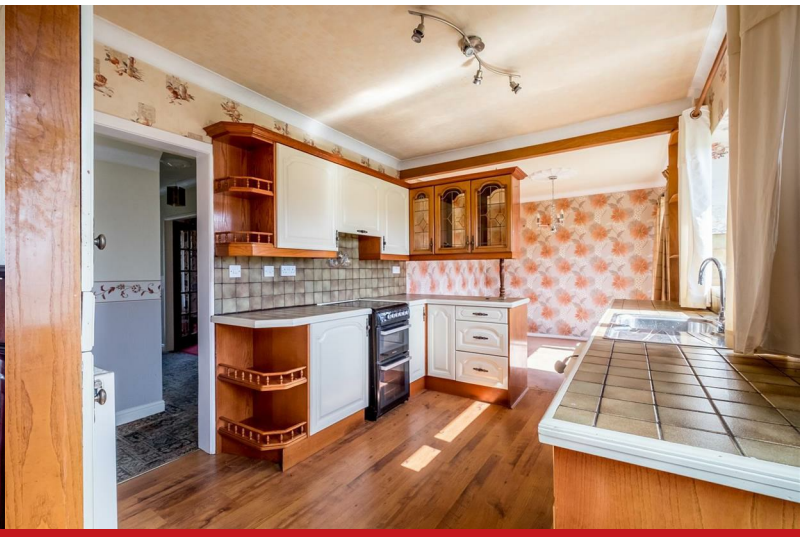
Residential Sales and Lettings

47 Moorlands Crescent

Mount, Huddersfield, HD3 3UF

Offers in the region of £225,000

3 1 1 D



47 Moorlands Crescent

Mount, Huddersfield, HD3 3UF

Offers in the region of £225,000

Ground Floor -

Entrance Hallway
Enter the property through a PVCu glass door with glass side panels into the spacious hallway. Access to a cloakroom, living room, two double bedrooms, kitchen/diner and house bathroom.

Living Room
A well proportioned reception room with feature marble and wood surround fireplace. A large panoramic PVCu window to the front aspect allows an abundance of natural light.

Bedroom Two
A spacious double bedroom with large PVCu window to front aspect.

Bedroom Three
A further double bedroom with PVCu window to side aspect.

Kitchen/Diner
This dining kitchen extends the full width of the property and provides ample space for a spacious kitchen diner. The kitchen has wood matching wall and base units, tiled worksurfaces and tiled splashbacks. There is a free-standing oven and an extractor. Also benefiting from a small pantry cupboard. There two PVCu windows overlooking the garden and a PVCu door which provides access to the rear.

House Bathroom
A modern partially tiled bathroom comprising of: a large walk in double shower with glass screen, a vanity unit with inset hand basin, a concealed cistern WC and tiled effect linoleum flooring. Also benefiting from a chrome towel rail and a large cupboard providing additional storage space.

First Floor -

Bedroom one
A double bedroom with fitted wardrobes and a panoramic PVCu window of the Crescent.

Exterior
This semi-detached property sits on a substantial plot with gardens to both the front and rear and a large driveway to the side. The tarmac drive leads up to a single detached garage and provides parking for up to three cars. The gardens to both the front and rear provide an abundance of mature shrubs and trees.
There is ample space to the rear and side of the property to extend (STPP)

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.

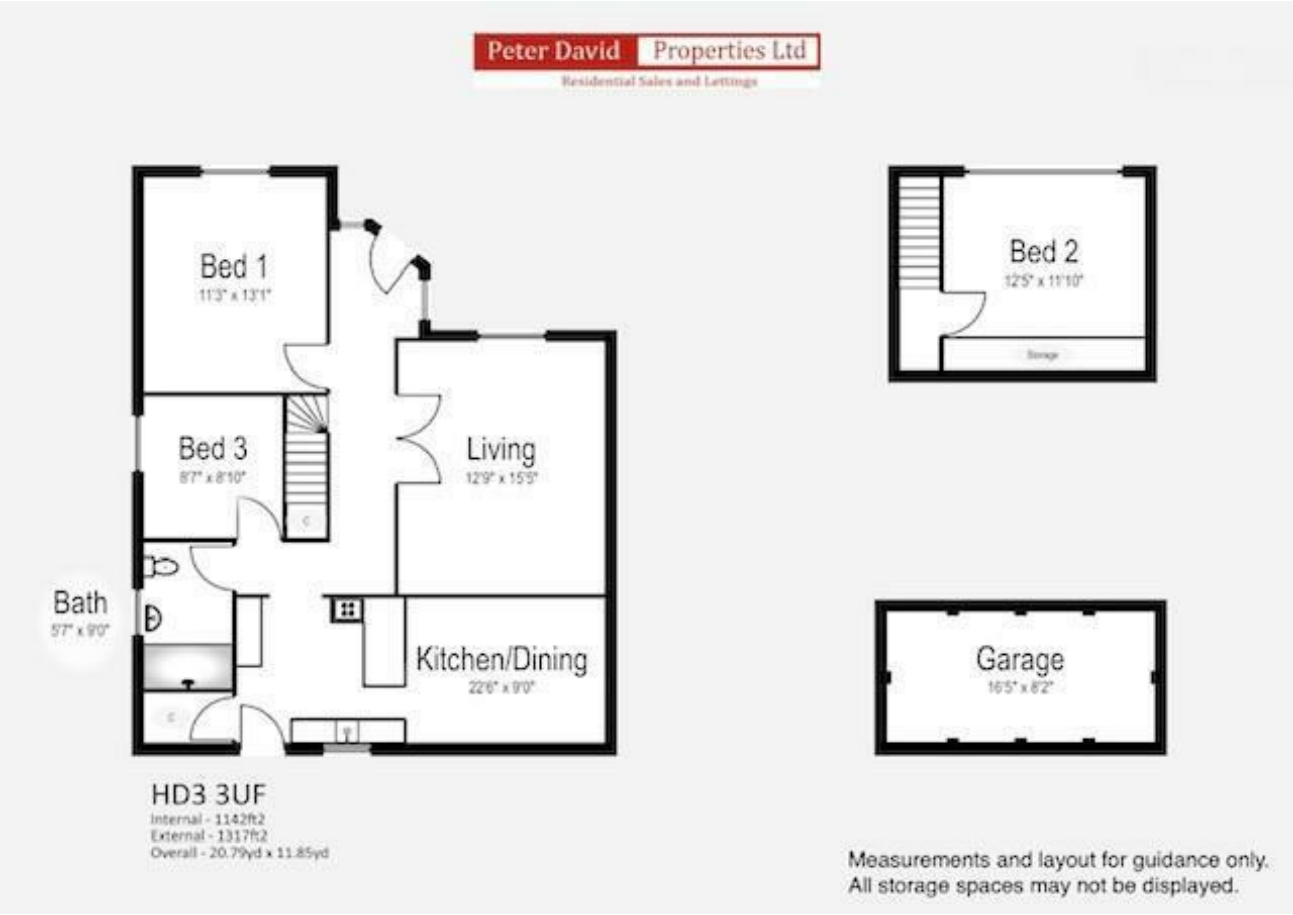
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

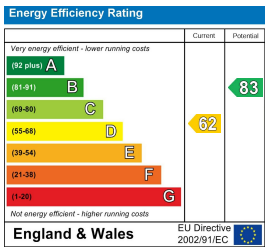
Floor Plan

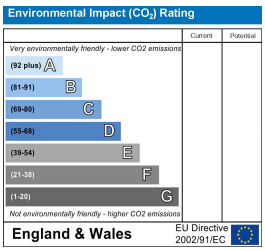


Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk