

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 4 Sandwich Crescent

Cowcliffe, Huddersfield, HD2 2NQ

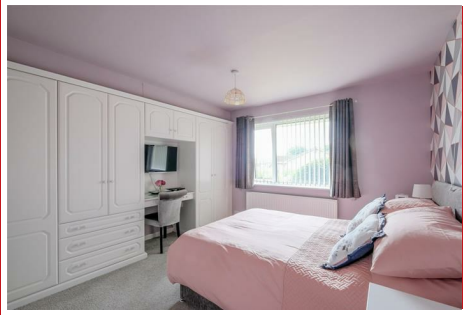
Offers in the region of £295,000



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## Entrance Hallway

Enter this deceptively spacious bungalow via a PVCu door into an L-shaped hallway with laminate flooring. There are four large storage cupboards providing ample storage space. Access to all rooms.

## Living Room

A large living dining room with a grey carpet. A feature ceramic stone fireplace with gas living flame fire takes centre stage. A PVCu window to the front aspect provides plenty of natural light and there is ample space for a dining table. Splendid views across to Castle Hill.

## Kitchen

A modern kitchen with hi-gloss cream wall and base units, laminate flooring and laminate worksurfaces. Integrated appliances comprise of: an eye level electric oven, a microwave, an electric hob with glass splashback, an extractor, a fridge/freezer and a washing machine. Benefiting from a 1.5 stainless steel sink and drainer under a PVCu window. A PVCu door leads out to the rear garden.

## Bedroom One

A spacious double bedroom with fitted wardrobes and dressing table. PVCu window to front aspect and benefitting from the splendid views.

## Bedroom Two

A further double bedroom to the rear of the property. PVCu window overlooking the rear garden.

## Bathroom

A modern fully tiled bathroom with laminate flooring. Comprising of: concealed cistern WC, an integrated wash basin with vanity unit, a P-shaped bath with glass

screen and rain head shower. Benefiting from a chrome towel rail and twin PVCu windows to rear of the property.

## Exterior

The property sits on a large plot with gardens to three sides. To the rear of the property there is a private and enclosed garden with a large lawn, a paved patio area ideal for entertaining and splendid views over to Castle Hill. The lawn stretches down the side of the property to join the front. To the front of the property is a lawn with herbaceous borders and shrubs. A tarmac driveway with parking for three cars leads to a single detached garage with electrics and an up and over door.

## 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



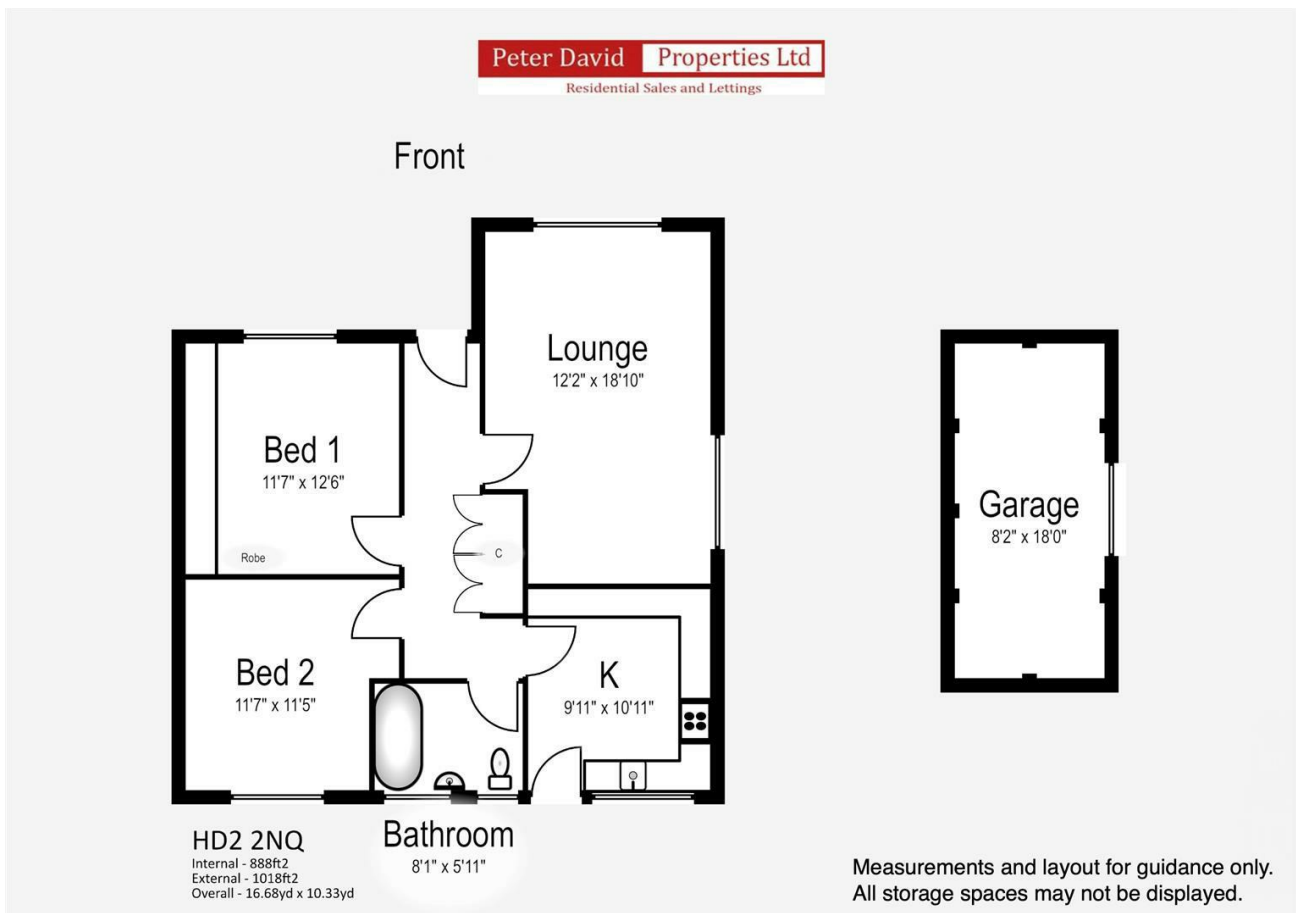
## Hybrid Map



## Terrain Map



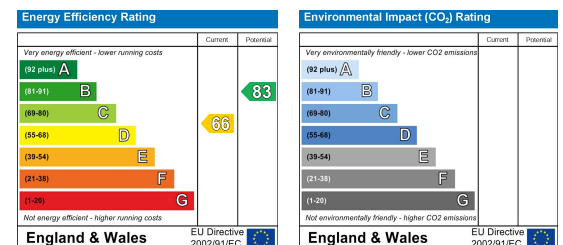
## Floor Plan



## 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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