Peter David Properties Ltd

Residential Sales and Lettings

37 Crosland Fold

Lindley, Huddersfield, HD3 3QH

Offers in the region of £275,000

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Groundfloor -

Entrance Hallway
Enter the property via a composite door into the entrance hallway. Amtico flooring flows through to the kitchen/diner and carpeted stairs rise to the first floor.

Kitchen/Diner
A spacious modern kitchen diner with white hi-gloss matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a gas hob, an extractor, a fridge freezer, a dishwasher and a washing machine. A 1.5 stainless steel sink and drainer sits under a PVCu window overlooking the front garden. There is ample space for a family dining table and also benefiting from a storage and shelving unit. Access to the ground floor WC and living room.

WC
A partially tiled WC with Amitco flooring. Comprising of WC and corner wash basin.

Living Room
A living room with neutral carpet and PVCu patio doors leading out to the rear garden.

First Floor -

Landing
Carpeted stairs rise to the first floor landing. PVCu window to side elevation and access to bedroom two and three and house bathroom.

Bedroom Two
To the rear of the property is a spacious double bedroom with fitted wardrobes. PVCu window to rear elevation.

Bedroom Three
A second double bedroom with PVCu window to front elevation.

House Bathroom
A partially tiled modern house bathroom with ceramic tiled flooring. Comprising of: WC, wash basin and bath with overhead shower and glass screen. Benefiting from a mirrored wall cabinet and chrome towel rail.

Second Floor

Master Bedroom
A large double bedroom with PVCu window to the front aspect. Benefiting from a dressing area with mirrored fitted wardrobes. Access to en-suite.

En-Suite
A partially tiled en-suite with ceramic tiled flooring. Comprising of: WC, wash basin and a double shower with glass doors. Benefiting from a Velux window to the rear.

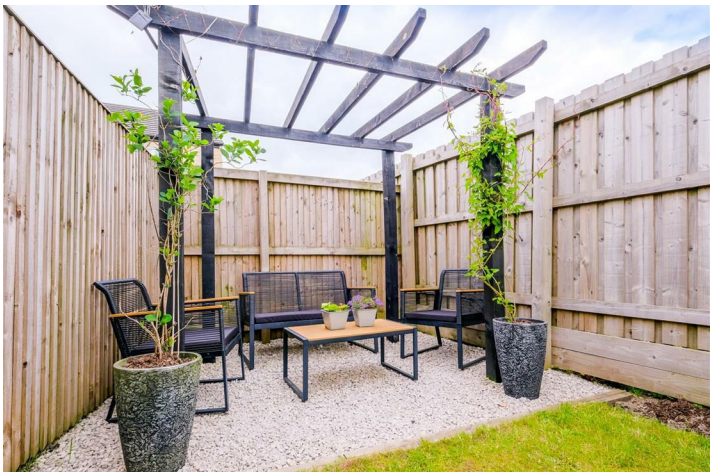
Exterior
To the rear of the property is a large enclosed rear garden with a beautiful Indian stone patio and a well manicured lawn. There is a surrounding timber fence and a Pergola creating the perfect space to relax or entertain guests. To the front of the property is a further lawn with a stone flagged patio leading to the front door. Additionally, the property boasts one off-road parking space and a single garage.

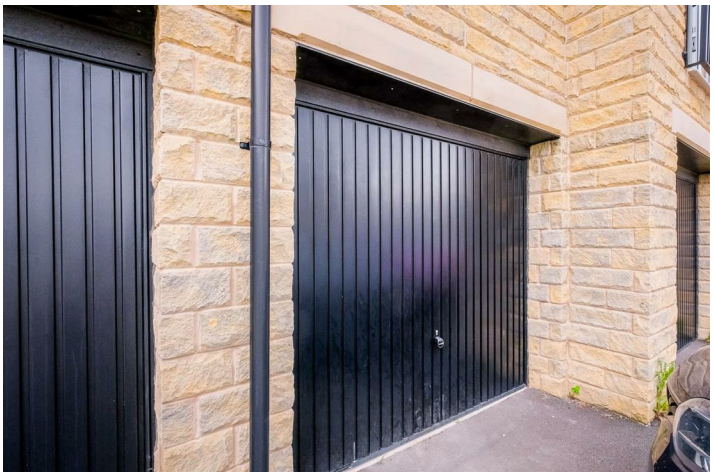
Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home

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.



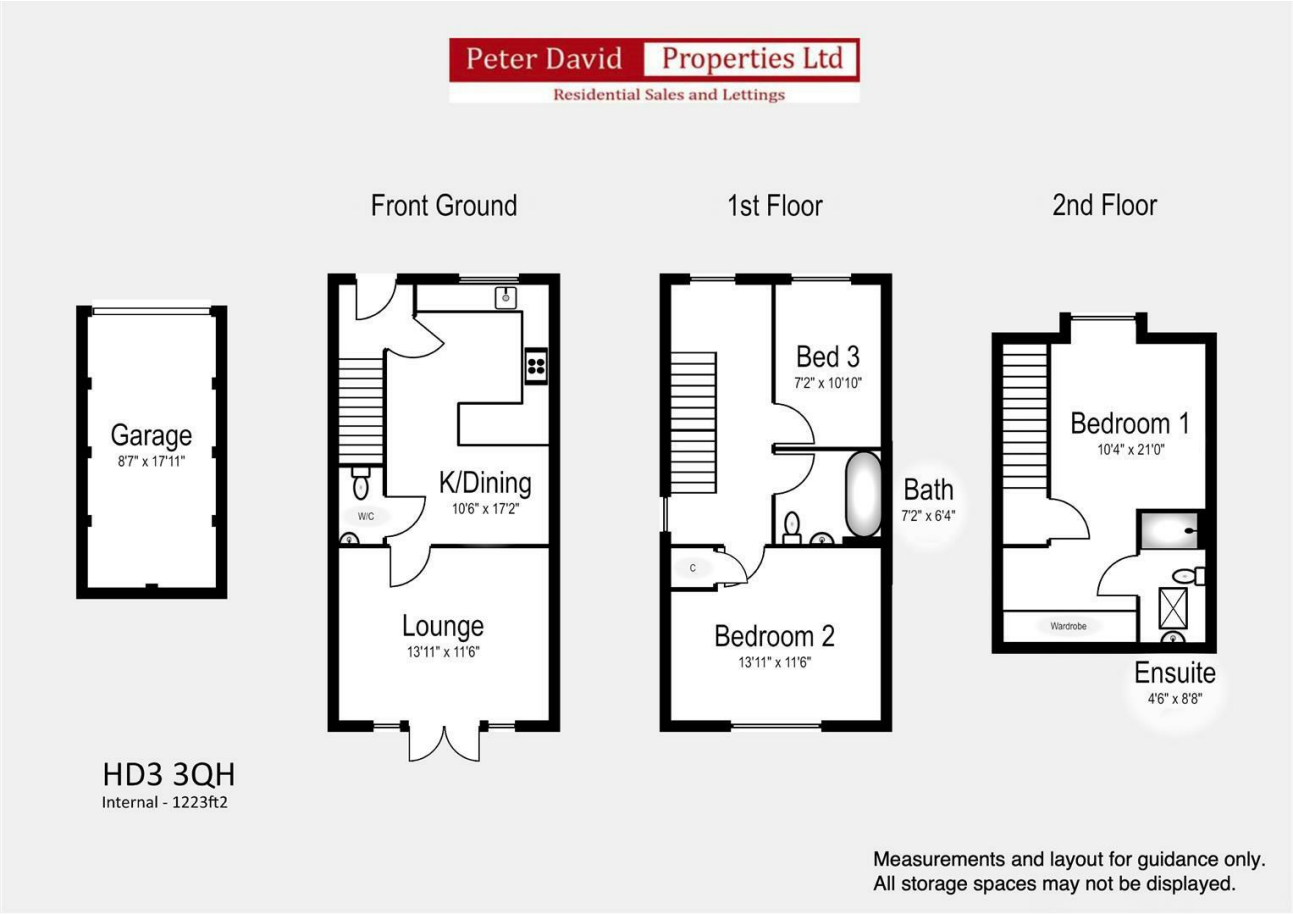


Road Map

Hybrid Map

Terrain Map

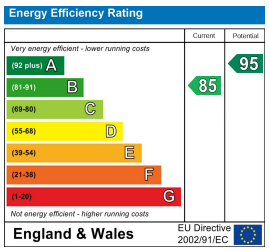
Floor Plan

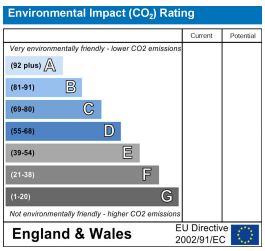


Viewing

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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