Peter David Properties Ltd

Residential Sales and Lettings

Ranworth Grimescar Road

Ainley top, Huddersfield, HD2 2EB

Offers in excess of £185,000

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Entrance Hallway
Enter the property via a PVCu front door into a hallway providing access to all rooms. Partial laminate flooring flows throughout and there is a PVCu window to the rear and a storage cupboard to the end of the hallway.

Living Room
A spacious, dual aspect living room with a PVCu window to the front and side. Wooden flooring flows throughout and there is a marble effect fireplace with wooden surround (no fire).

Bedroom One
A double bedroom with a PVCu window to the front aspect.

Bedroom Two
A second double bedroom with a PVCu window to the side aspect.

Dining Room
A spacious dining room set to the rear of the property with double PVCu doors leading out into the rear garden.

Bathroom
A fully tiled house bathroom in need of modernisation. Briefly comprising a WC, wash basin and bath with overhead shower and glass screen. There are two PVCu windows to the rear aspect

Kitchen
The kitchen features beech wall and base units, laminate worktops and a composite sink and drainer. Integrated appliances comprise; an electric oven, gas hob and extractor fan. There is also space for a further two freestanding appliances including plumbing for a washing machine. There is a PVCu door to the side providing access to the driveway and a PVCu window to the rear overlooking the garden. An internal doorway leads to a utility area.

Utility Room
Providing useful storage space and with space for a further freestanding appliance, the utility room also has a PVCu window to the rear.

Exterior
This property is sat on a substantial plot and can only be truly appreciated when viewed. To the rear of the property there is an extensive, private and enclosed garden. Down the side of the property is a long driveway providing off-road parking for up to six cars. To the front of the property is a large expanse of mature shrubs.

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.

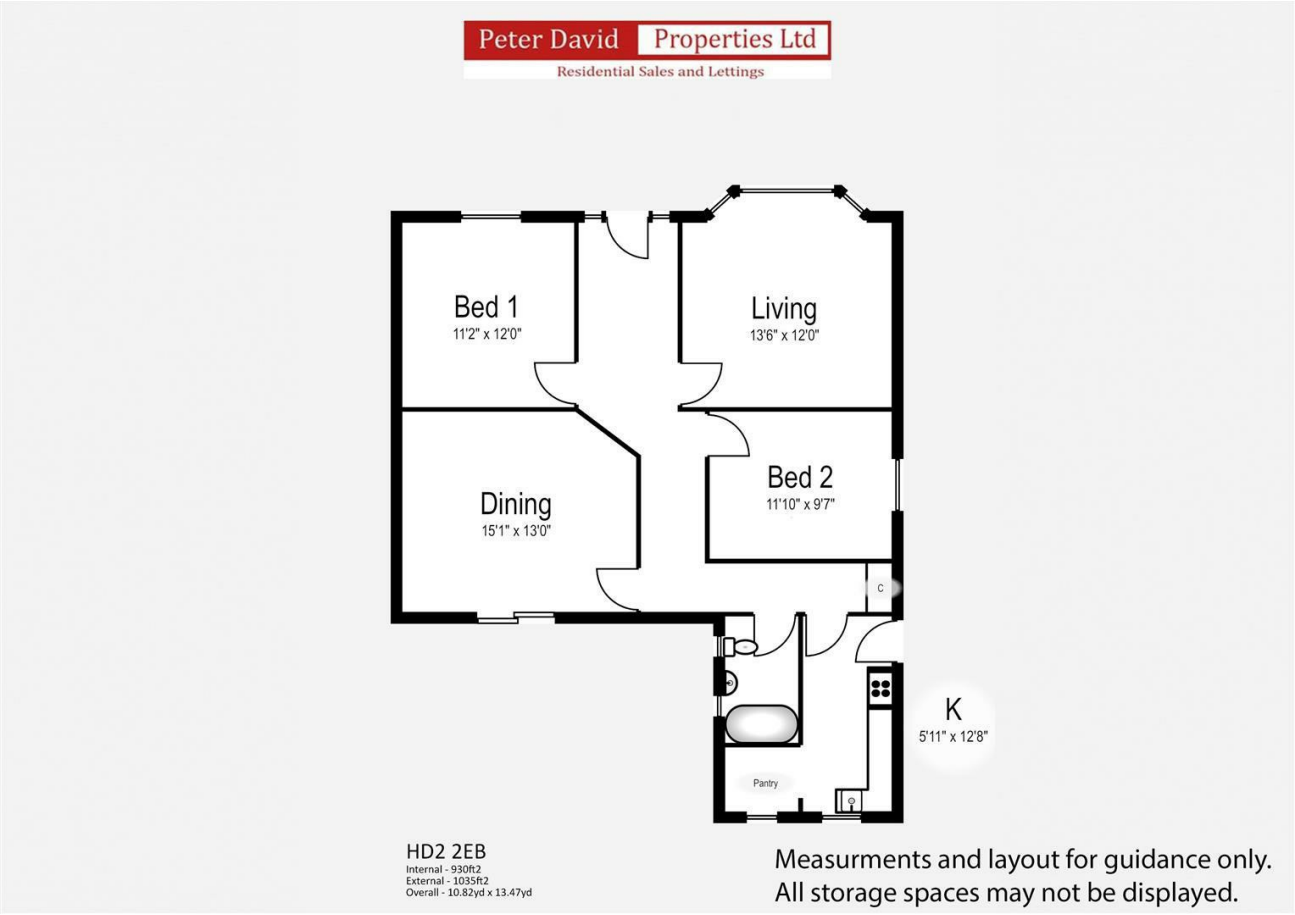
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

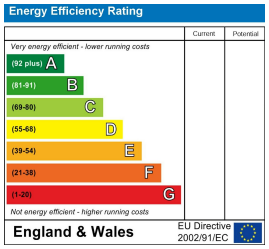
Floor Plan

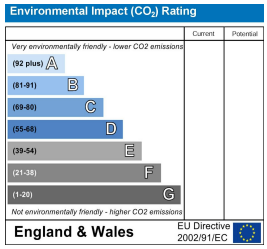


Viewing

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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