

Peter David

Properties Ltd

Residential Sales and Lettings



10 Royd Croft

Quarmby, Huddersfield, HD3 4EQ

Offers over £160,000



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Entrance Hallway

Accessed via a PVCu door with frosted glass side panel into the entrance hallway. Access to the living room and stairs rising to first floor accommodation.

Living Room

A well proportioned living room with a gas fire on a marble hearth and wood surround. There is a large PVCu window to the front aspect which allows plenty of natural light into the room. There is recess with a large under stairs cupboard providing ample storage space. Providing access to the kitchen/diner.

Kitchen/Diner

A spacious kitchen diner with matching wall and base units, tiled splashbacks, laminate worksurfaces and linoleum flooring. 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 dining table. Access the conservatory through PVCu patio door. There is an additional PVCu window overlooking the rear garden.

Conservatory

A generous conservatory with ceramic tiles to the floor. PVCu door to the rear.

Landing

Providing access to all bedrooms and house bathroom. Grey carpet flows throughout the first floor accommodation.

Bedroom One

A large double bedroom benefiting from fitted wardrobes and drawers. PVCu window to rear elevation.

Bedroom Two

A second double bedroom with fitted wardrobes and PVCu window to rear elevation.

Bedroom Three

A single bedroom with PVCu window to front elevation.

House Bathroom

A partially tiled bathroom with tiled flooring comprising of: WC, hand basin and bath with overhead electric shower. Benefiting from a storage cupboard and privacy window to front elevation.

Exterior

To the rear of the property there is a large enclosed garden comprising of a paved patio area and a lawn. 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



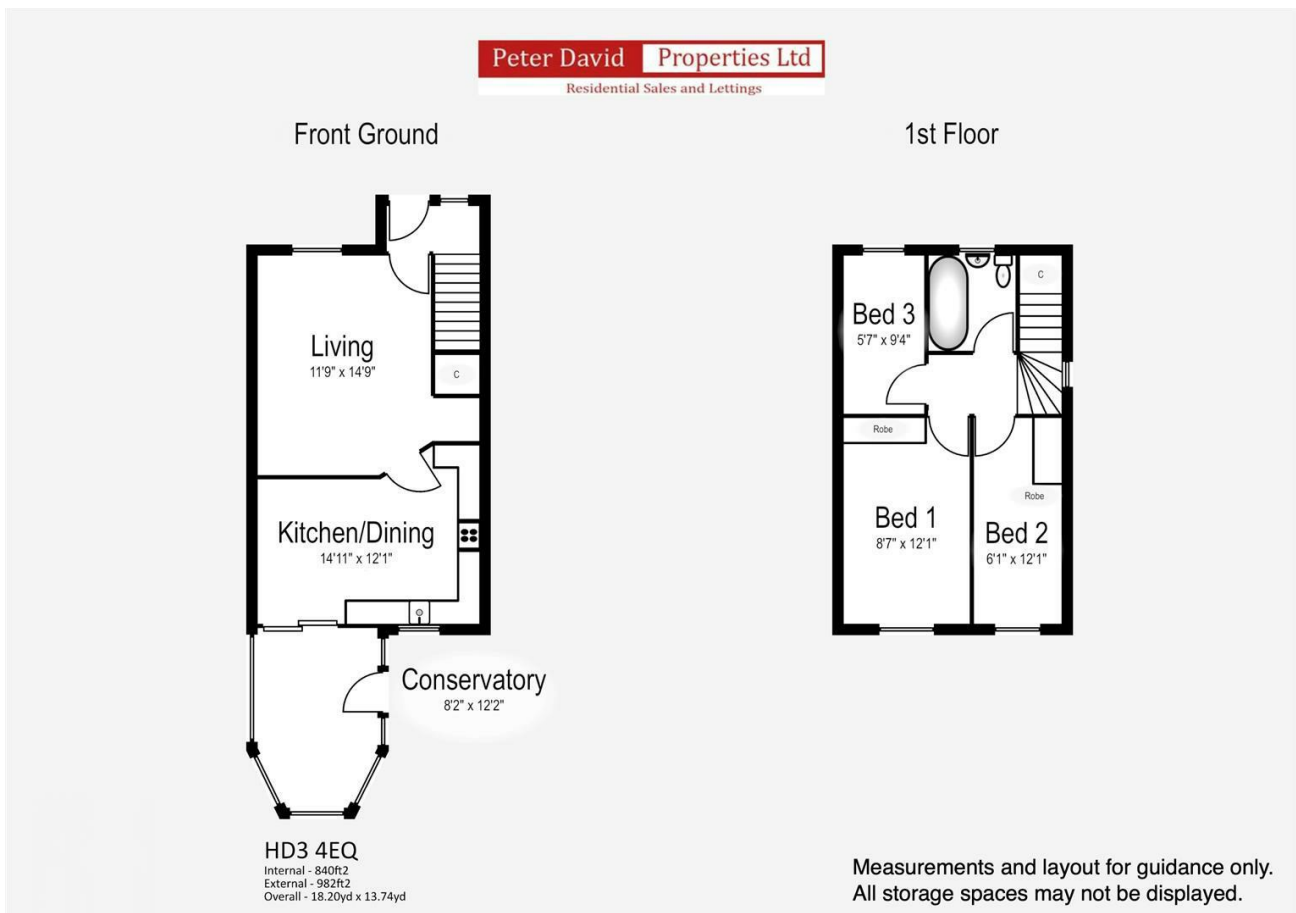
Hybrid Map



Terrain Map



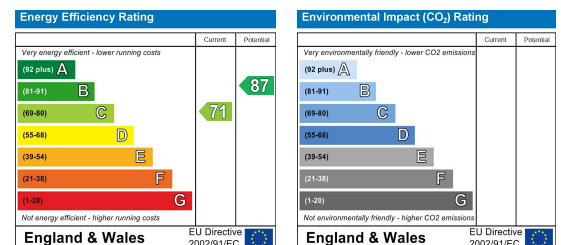
Floor Plan



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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