Peter David Properties Ltd

Residential Sales and Lettings

18 School Street

Moldgreen, Huddersfield, HD5 8AU

Offers in the region of £105,000

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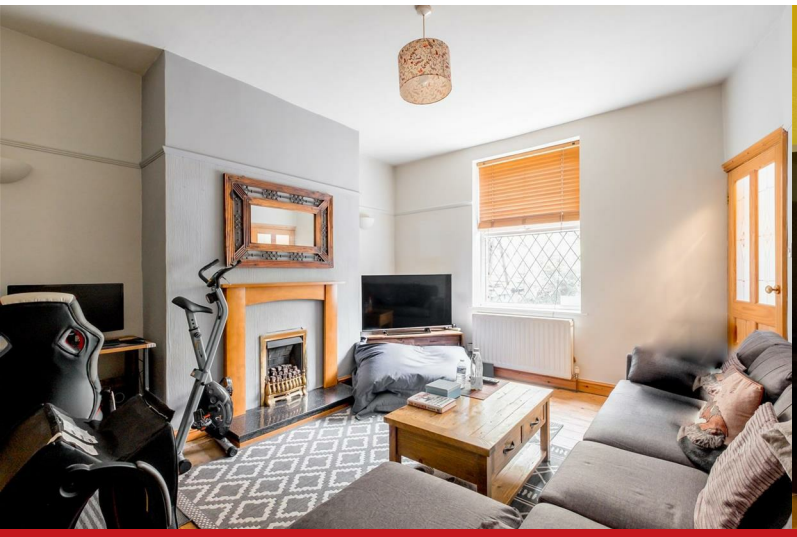

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Ground Floor -

Entrance Vestibule
Enter the property via a PVCu front door into the entrance vestibule. A laminate wood effect flooring flows through into the living room and grey carpeted stairs rise to the first floor accommodation.

Living Room
This living room is spacious and well appointed with a feature wooden fireplace housing a gas fire on a marble hearth offering an attractive focal point. There is a PVCu window to the front aspect, looking out to the garden and stairs lead down to the kitchen.

Lower Ground Floor -

Kitchen
This spacious kitchen comprises; white matching wooden wall and base units, wood effect laminate work surfaces, tiled splash-backs, wood effect laminate flooring and a stainless steel sink and drainer. There are three freestanding spaces for appliances one of which has plumbing for a washing machine, and there is ample space for a dining table. Additionally, the kitchen boasts two useful storage cupboard's, and a PVCu window to the front aspect.

First Floor -

Landing
Access to the bedroom and the house bathroom.

Bedroom One
The property boasts a generously sized double bedroom with a PVCu window to the front elevation.

House Bathroom
This partially tiled house bathroom comprises; a WC, a wash basin inset in a vanity unity, a corner bath unit and a shower cubicle with a glass screen. There is wood effect laminate flooring and a PVCu window to the front aspect.

Exterior
The property is accessed through a ginnel which leads to a fully enclosed patio area with decorative chipped slate and mature trees and shrubs.

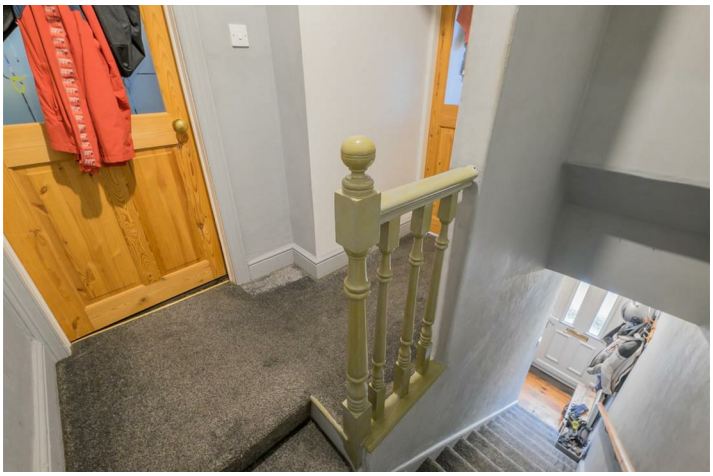
Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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

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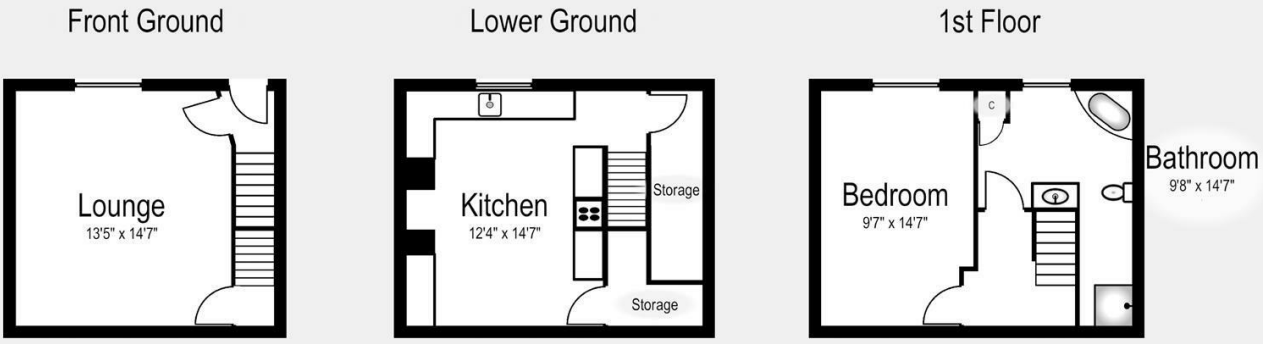


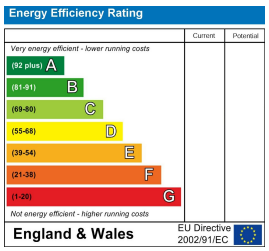
HD5 8AU
Internal - 784ft2

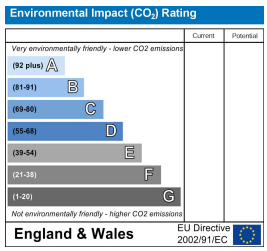
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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