Peter David Properties Ltd

Residential Sales and Lettings

56 Ravensknowle Road

Huddersfield, HD5 8BL

Price guide £119,950

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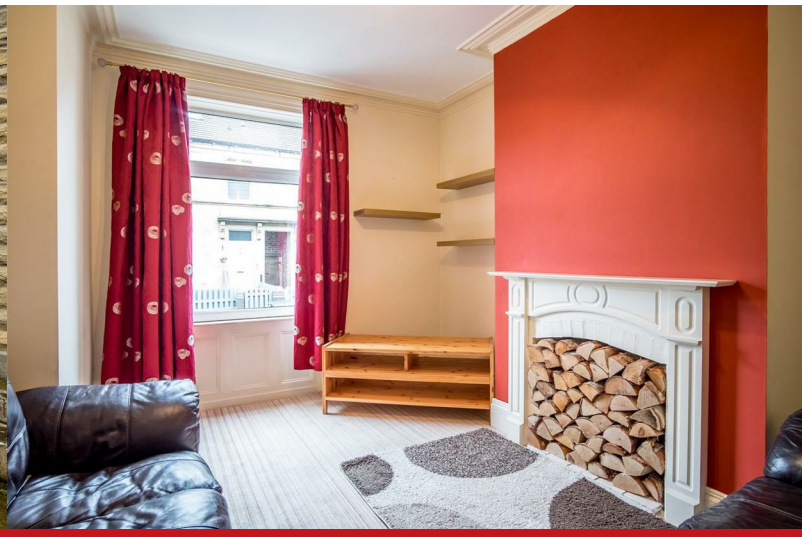

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Entrance Hallway
Enter the property through a PVCu door, access to both the living room and kitchen with stairs rising to the first floor.

Living Room
A carpeted living room with PVCu window to front aspect.

Kitchen
A large kitchen/diner with matching wall and base units, tiled splash-backs and vinyl flooring. The kitchen comprises: electric oven, gas hob, extractor, washing machine, fridge freezer, microwave,inset stainless steel sink and drainer. Featuring a gas fire with a black marble and wood surround., access to the cellar and PVCu door and window to the rear aspect.

Cellar
A large dry cellar with electrics and lighting.

Master Bedroom
A large double bedroom with built in storage cupboards. Two PVCu window to front elevation.

Bedroom Two
A second double bedroom with build in wardrobes and storage cupboard. PVCu window to rear elevation.

Landing
Access to bedrooms, house bathroom and stairs rise to the second floor.

Bathroom
A fully tiled bathroom with 3 piece suite, comprising: WC, wash basin, bath with overhead shower and vinyl flooring. PVCu window to rear elevation

Attic Room One
A good sized room that could be used for a variety of purposes (double bedroom, office, snug) Also benefiting from under eave storage. PVCu velux window.

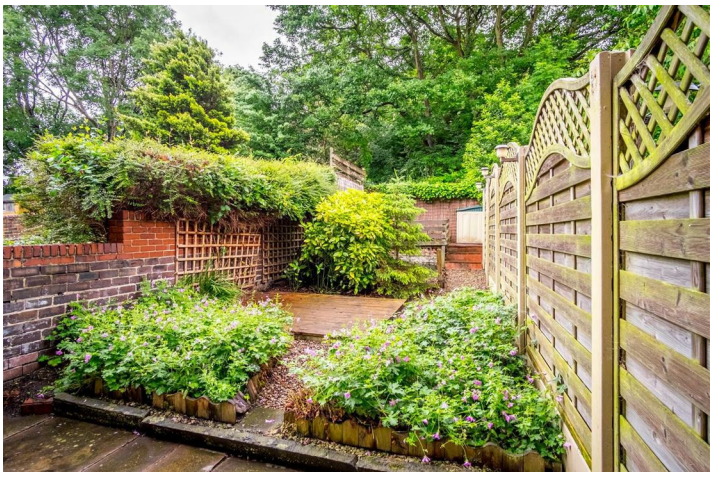
Attic Room Two
A second good sized room that could be used for a variety of purposes (double bedroom, office, snug) Also benefiting from under eave storage. PVCu velux window.

Exterior
Externally a private enclosed garden to the rear displaying mature shrubs, a patio and gravelled area. Additionally there is a small gravelled are to the front.

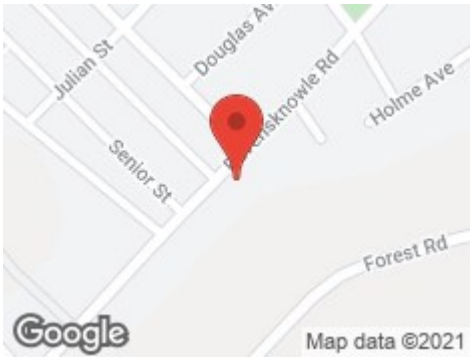
Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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.



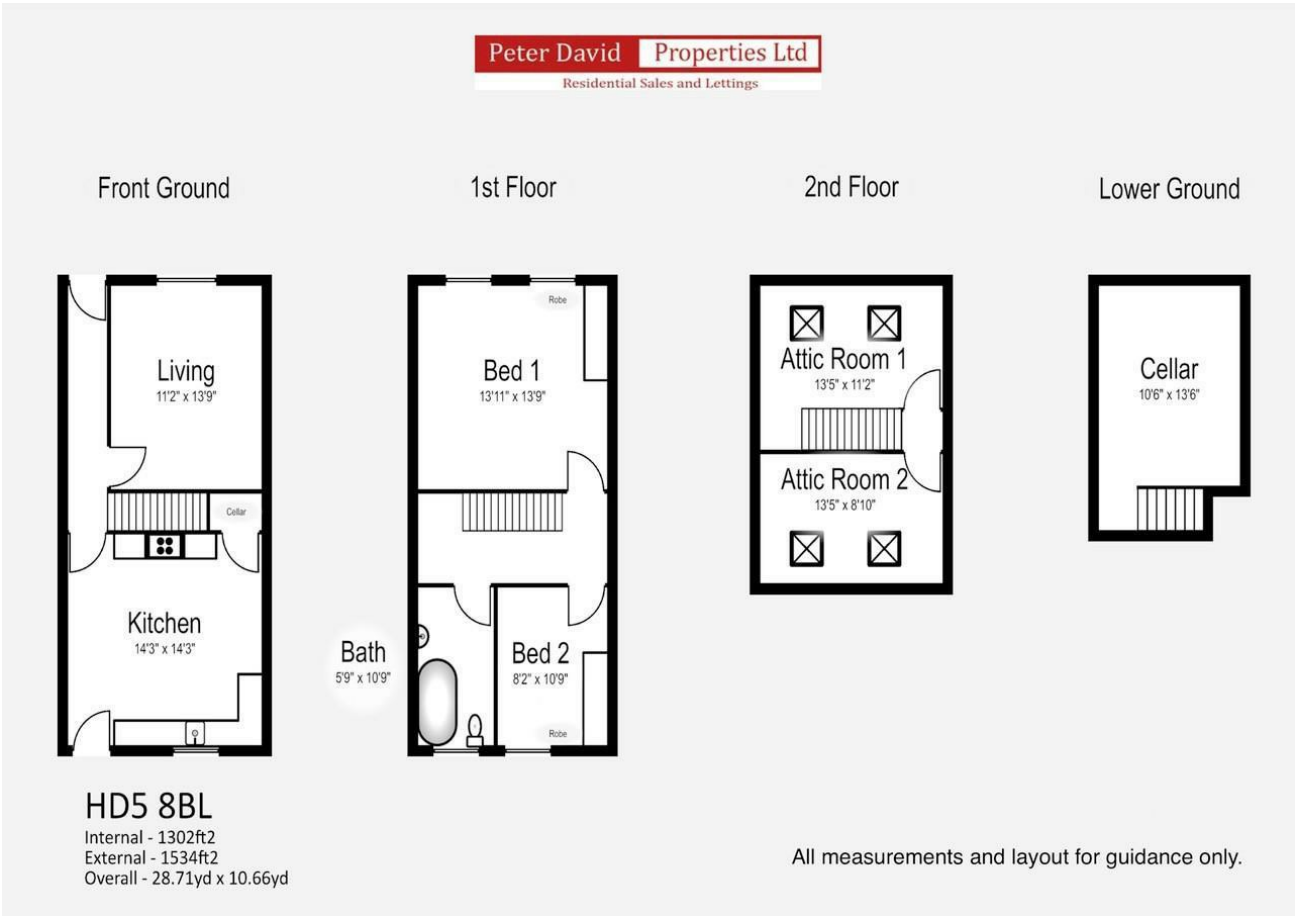
Road Map



Hybrid Map

Terrain Map

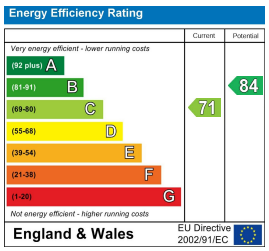
Floor Plan

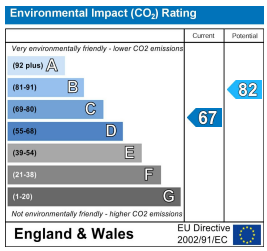


Viewing

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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