

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 17 Kiln Court

, Huddersfield, HD3 3GH

Offers in the region of £225,000



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## Ground Floor:-

### Entrance Hallway

Enter via a PVCu door into the hallway with a further PVCu window to front aspect. Access to ground floor bedroom and snug. Stairs rising to first floor accommodation.

### Ground Floor Bedroom Three

A double bedroom with PVCu window to rear.

### En-Suite

A useful en-suite with linoleum flooring. Comprising of a WC, hand basin with vanity unit and double shower, Benefiting from an LED mirror.

### Snug/Office/Bedroom

A ground floor room which could be utilised for a variety of purposes. Benefiting from stylish chrome radiator.

## First Floor:-

### Kitchen Diner

A stylish modern kitchen with matching hi gloss wall and base units, laminate work surfaces, solid wood flooring and tiled splashbacks. Integrated appliances comprise of: a double electric oven, a gas hob, an extractor fan, a fridge freezer, a microwave, a dishwasher and a ceramic sink and drainer. Benefiting from a breakfast bar with seating for three people, There is PVCu window overlooking the garden and PVCu patio doors.

### Living Room

This open aspect living room leading off the kitchen provides a gas fire on a marble hearth with wood surround, there are four PVCu windows to front

aspect allowing plenty of natural light. Stairs rise from the living room to the second floor accommodation.

## Second Floor:-

### Landing

A landing providing access to all bedrooms, house bathroom and loft.

### Master Bedroom

A large double bedroom with fitted wardrobes and a feature PVCu window to front elevation.

### Bedroom Two

A further double bedroom with PVCu window to rear elevation.

### House Bathroom

A partially tiled bathroom with tiled flooring comprising of: WC, hand basin and bath with hand held shower. Benefiting from a feature illuminated mirror and PVCu privacy window to rear elevation.

### Garage

This single integral garage is now used as solely storage, There is an up and over door but half the garage has been converted into the ground floor snug

### Exterior

Access to the rear garden is via the patio doors in the kitchen. A easy to maintain three tiered garden with patio decking and seating to the top of the garden. The further two tiers have artificial grass and borders. To the front of the property is a blocked paved driveway with parking for two cars.

### 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



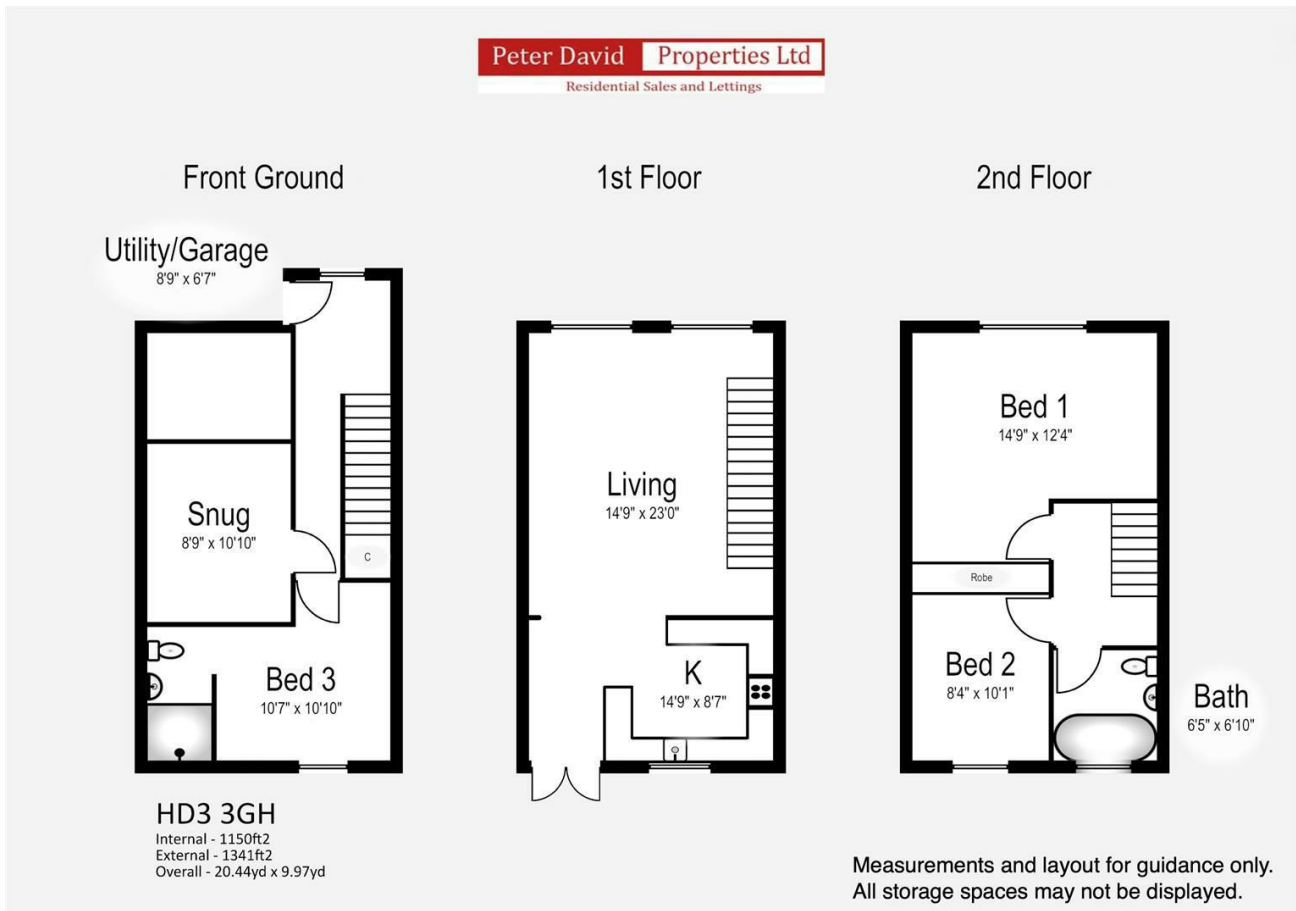
## Hybrid Map



## Terrain Map



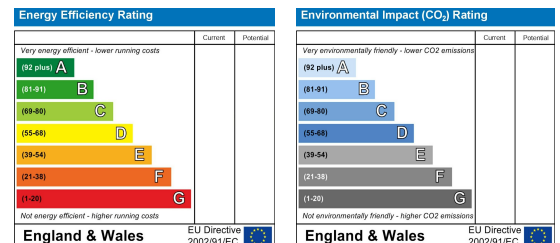
## Floor Plan



## 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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