

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 7 Crest Road

Ainley Top, Huddersfield, HD3 3RZ

Offers in the region of £179,950



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## Entrance Vestibule

Enter the property via a composite front door into a entrance vestibule with carpeted flooring. Access to the living room and carpeted stairs rise to the first floor.

## Living Room

To the front of the property is a well appointed living room with a large bay window to the front aspect allowing for plenty of natural light. There is access provided to the kitchen.

## Kitchen

To the rear of the property is a galley kitchen comprising of wood effect wall and base units with laminate work surfaces and vinyl flooring. There are two free standing spaces for a fridge freezer and a washing machine as well as a built in oven and four ring hob with extractor fan above. There is a stainless steel sink and drainer sat beneath a PVCu window overlooking the rear garden and a composite door to access the rear garden.

## Landing

Carpeted stairs rise to the first floor accommodation. Access to both bedrooms and the house bathroom with a PVCu window to the side aspect.

## Bedroom One

To the front of the property is the master bedroom with neutral décor throughout. A large PVCu window to the front aspect.

## Bedroom Two

To the rear of the property is a second double bedroom with a PVCu window to the rear elevation.

## House Bathroom

A fully tiled house bathroom comprising of: A Bath with overhead shower and glass screen, A WC, a wash basin and a chrome towel rail. A privacy PVCu to the rear.

## Exterior

To the front of the property is a front garden and a tarmac driveway with space for three cars leading to a single detached garage. To the rear of the property is an enclosed and private garden with a patio and gate to the side 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



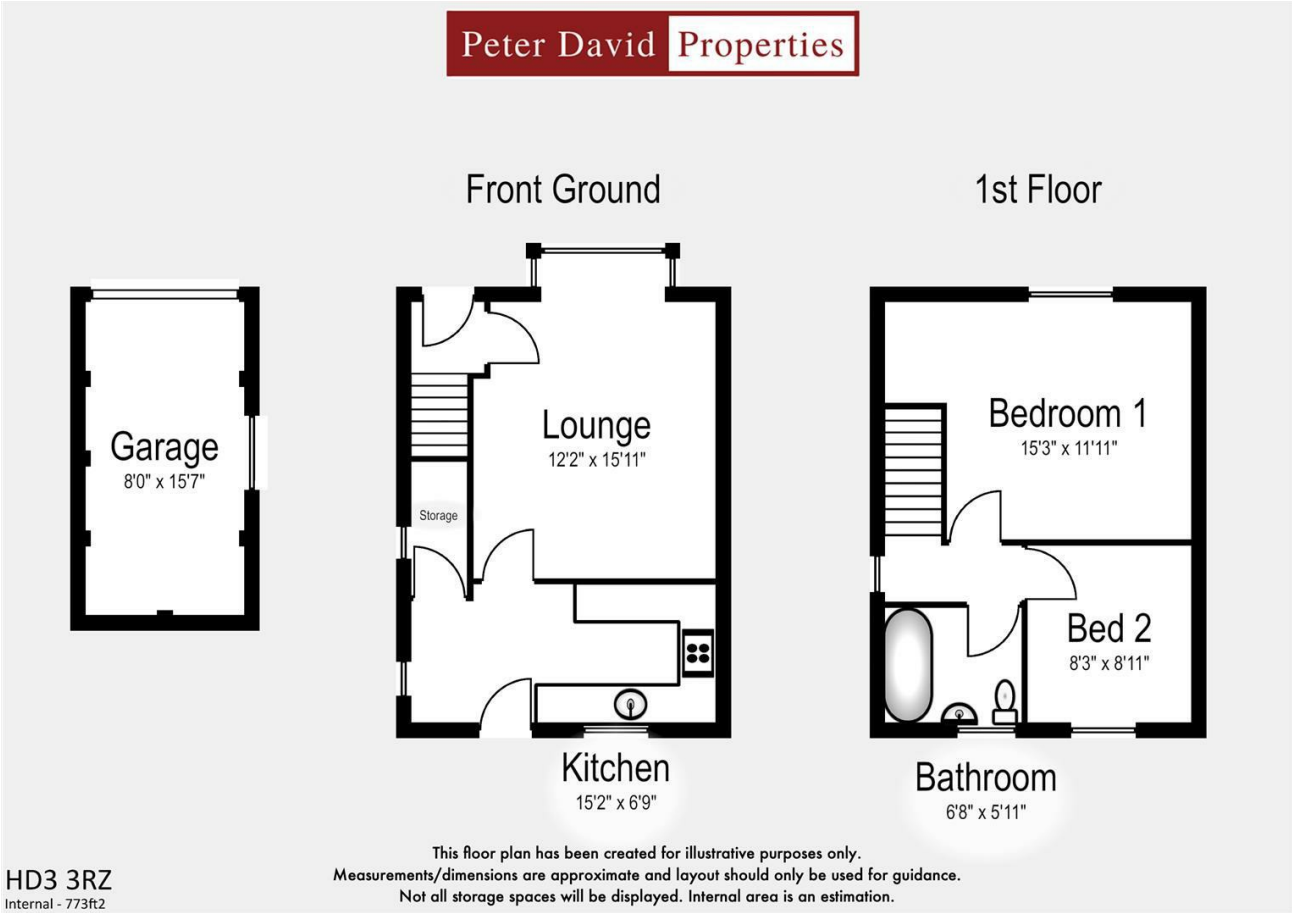
Hybrid Map



Terrain Map



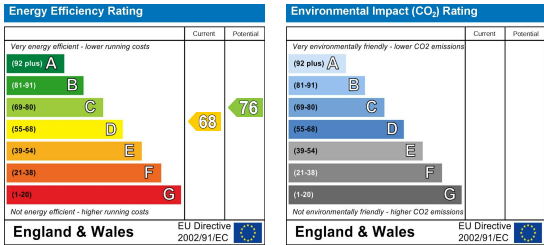
Floor Plan



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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