

Peter David

Properties Ltd

Residential Sales and Lettings



24 Myrtle Grove

Huddersfield, HD3 4DX

Price guide £120,000



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Entrance Hallway

Entering through a uPVC doorway providing access to living room and stairs to first floor accommodation.

Living Room

Good sized living room with large window to front aspect. Gas fire with feature surround.

Kitchen

The kitchen has cream matching wall and base units with wood effect work surfaces and tiled splash-backs. Comprising; electric oven, hob and extractor fan, inset stainless steel sink and drainer with space to house two further appliances. Situated in the kitchen is a new boiler which has recently been fitted in 2018. Leading off the kitchen is a good sized pantry/utility room with plumbing and electrics for further appliances. Rear door leading into the garden and window to rear aspect.

Master Bedroom

Double bedroom with fitted wardrobes. Window to front elevation.

Landing

A spacious landing with access to first floor accommodation.

Bedroom Two

Double bedroom with window to rear elevation.

Bedroom Three

Single bedroom with window to front elevation

Bathroom

A partially tiled bathroom with a three piece suite, comprising: a WC, a hand basin and a bath with overhead shower. Also providing two windows to the rear elevation.

Exterior

To the front of the property a driveway with space for two cars and to the rear a large enclosed garden with patio and grassed area.

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



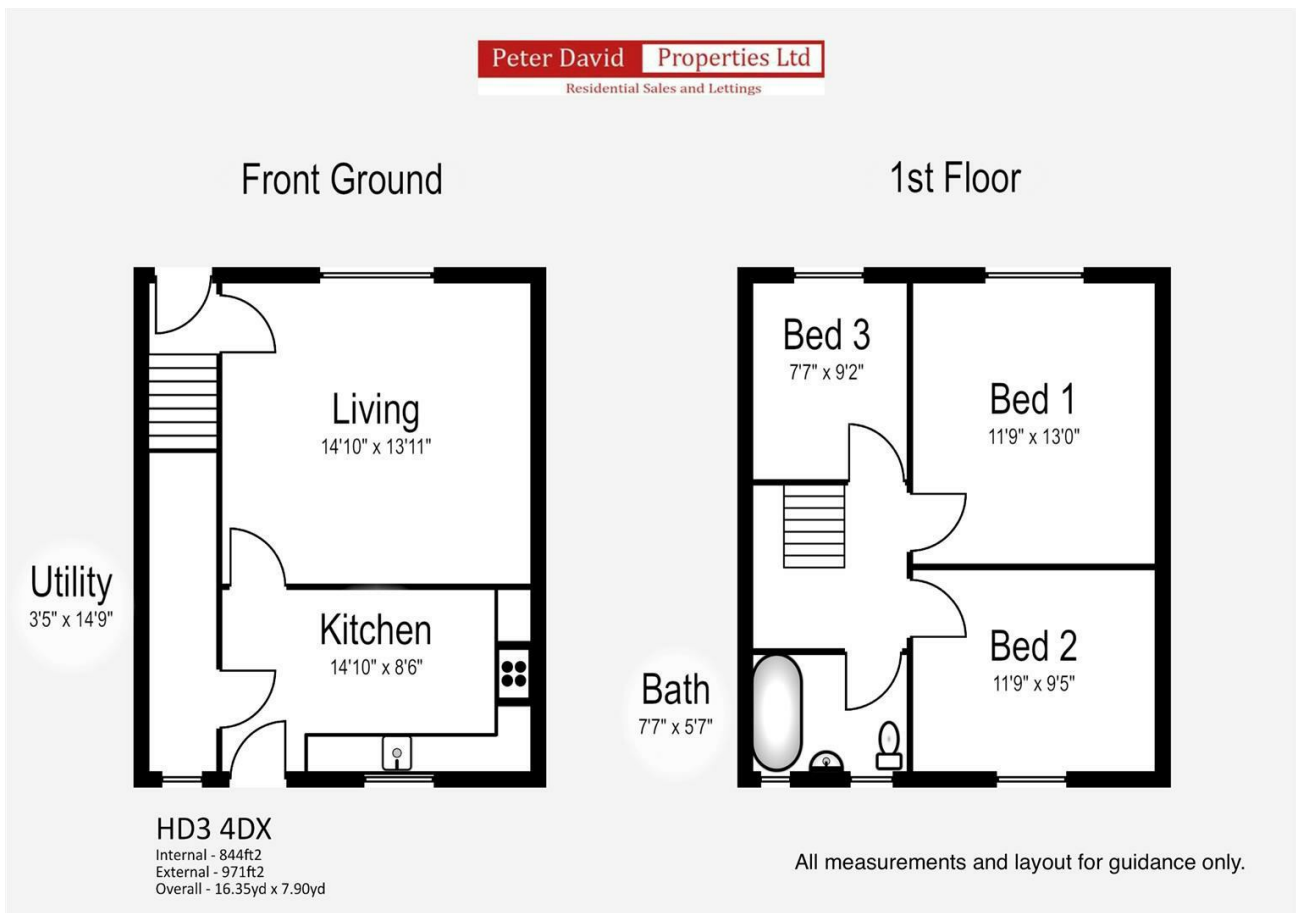
Hybrid Map



Terrain Map



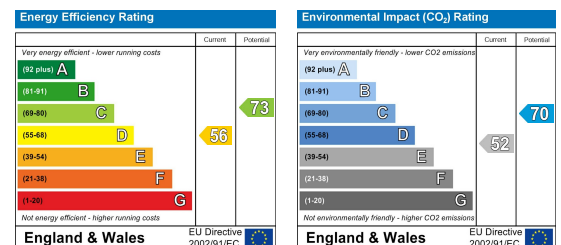
Floor Plan



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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk