Peter David Properties Ltd

Residential Sales and Lettings

145 Prospect Road

Longwood, Huddersfield, HD3 4AD

Offers in the region of £225,000

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Entrance Hallway
Enter this property via a composite door into an entrance hallway benefiting from wood effect laminate flooring flowing throughout the ground floor. Access to kitchen, living room and groundfloor WC. Carpeted stairs rise to the first floor accommodation.

Ground floor WC
A useful groundfloor WC comprising of WC, hand basin with tiled splashback and laminate flooring.

Open Plan Kitchen/Living Room
The hub of the house is this L- shaped open plan kitchen living area. The kitchen has laminate flooring, white hi-gloss wall and base units and laminate worksurfaces. Integrated appliances comprise of: an electric oven, a gas hob with stainless steel splashback, an extractor fan, a dishwasher and a fridge freezer. A stainless steel sink and drainer sits under a PVCu window to front aspect. There are two free standing spaces, one with plumbing for a washing machine and ample space for a dining table. An archway leads you through to the living area providing this ideal open aspect space with laminate flooring. There are PVCu patio doors with floor to ceiling windows at each side allowing an abundance of natural light to flow in. The PVUc doors open out onto the south facing garden making it ideal for entertaining or just relaxing in the sun.

Landing
Carpeted stairs rise to the first floor accommodation. Access to all bedroom and house bathroom.

Bedroom One
To the rear of the property is a large double bedroom with PVCu window overlooking the rear garden.

Bedroom Two
A second double bedroom. PVCu window to front elevation.

Bedroom Three
A single bedroom to the rear of the property. PVCu window to rear elevation.

House Bathroom
A modern partially tiled bathroom with tiled flooring. Comprising of: WC, wash basin with vanity unit and a bath with overhead shower and glass screen. Benefiting from a chrome towel rain and a feature circular wall mirror. PVCu privacy window to front elevation.

Exterior
To the rear of the property is this private and enclosed south facing garden with an Indian stone patio area and a lawn with borders. The Indian stone paving flows down the side of the property and around to the front. The front has steps leading down to the front door and raised beds with mature shrubs. There is off road parking for three 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

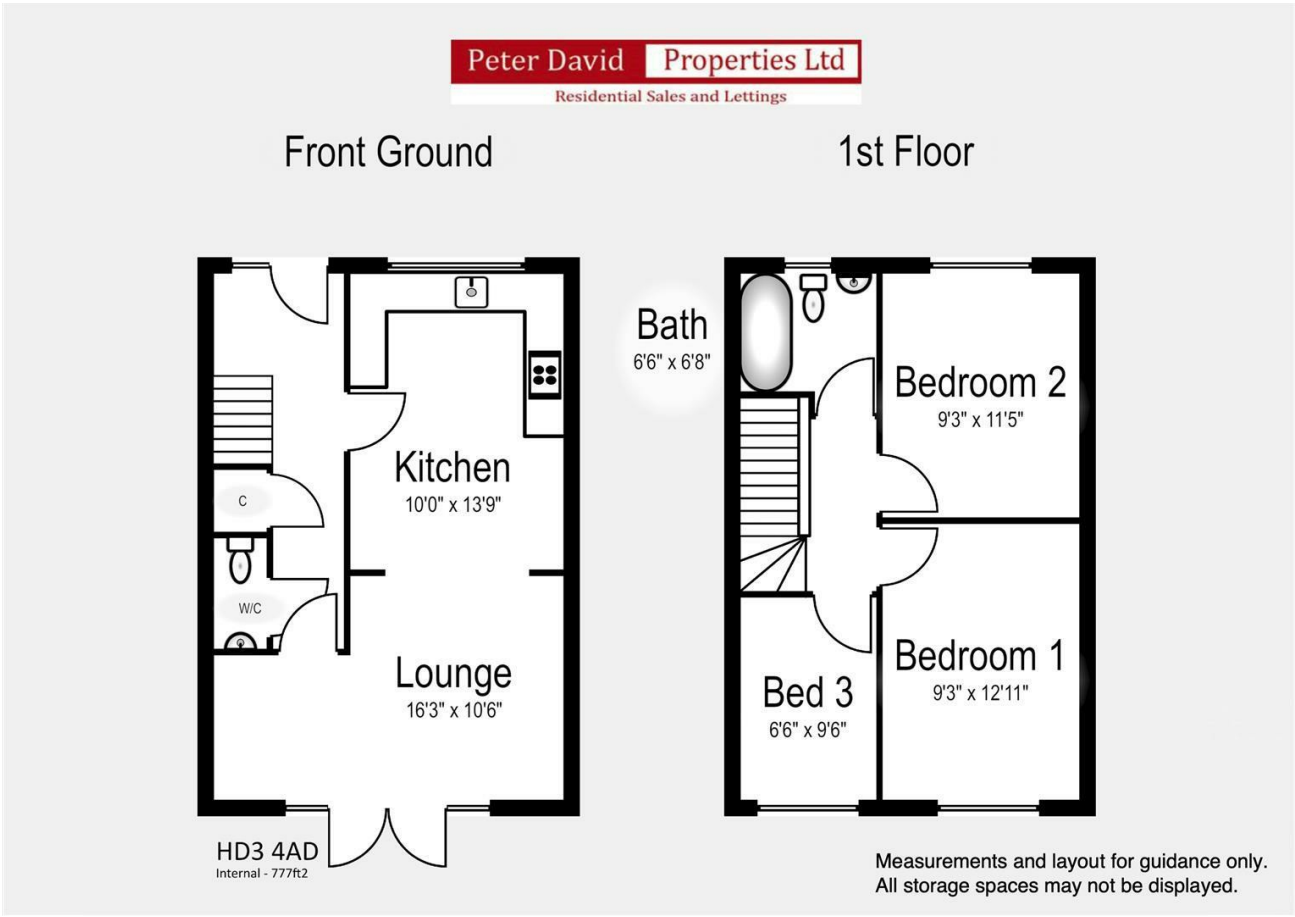
in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the 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

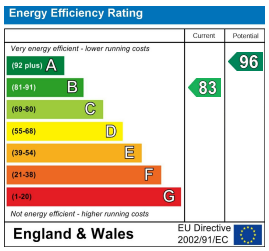
Floor Plan

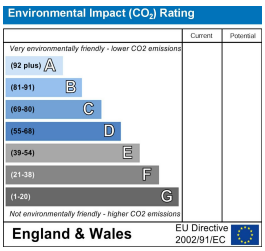


Viewing

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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