

Peter David

Properties Ltd

Residential Sales and Lettings



## 5 Springfield Terrace

Outlane, Huddersfield, HD3 3YN

Offers in the region of £109,950



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## Kitchen

Enter via a composite door straight into the kitchen with laminate flooring, matching cream gloss wall and base units, laminate wood effect worksurfaces and splashbacks. Integrated appliances comprise of: an electric oven, an electric hob and an extractor fan. Benefiting from a stainless steel sink and drainer and PVCu window to front aspect. Stairs rise to first floor accommodation and access to living room

## Living Room

A spacious and light living room with inglenook fire place and an electric stove fire. Large PVCu window to front aspect.

## Cellar

A useful cellar offering storage space. Benefiting from electrics and lighting.

## Landing

A neutral carpet flows throughout the first floor. Access to both bedrooms and house bathroom

## Bedroom One

A double bedroom with PVCu window to front elevation.

## Bedroom Two

A single bedroom or could be used as an office with a fitted wardrobe and PVCu window to front elevation.

## House Bathroom

A spacious and partially tiled bathroom with vinyl flooring. Comprising of: WC, hand basin and bath with over head shower and glass screen. Benefiting from a mirror and a chrome towel rail.

## Exterior

To the front there is a paved garden with surrounding timber fence and off road parking for one car.

## 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

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## Road Map



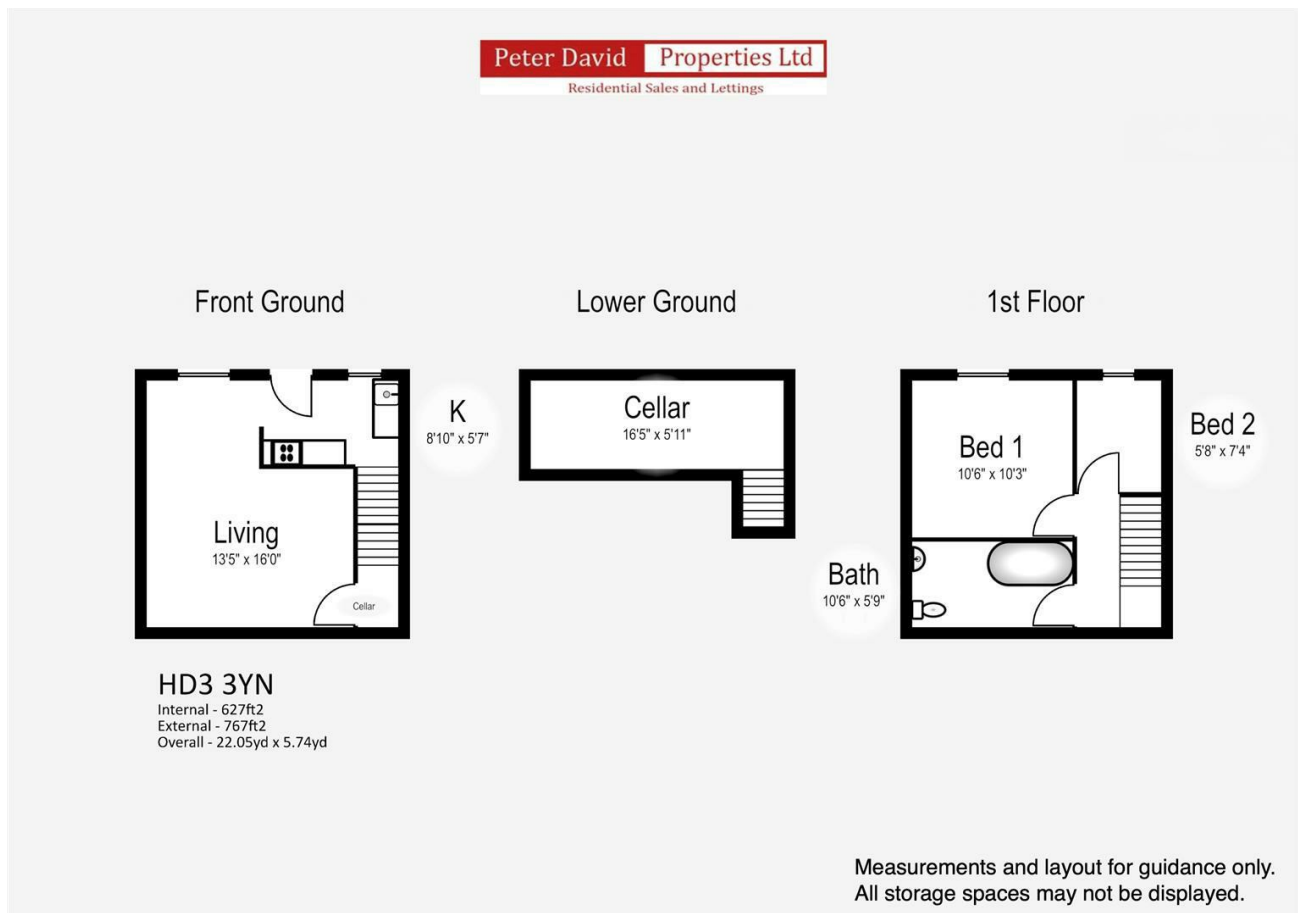
## Hybrid Map



## Terrain Map



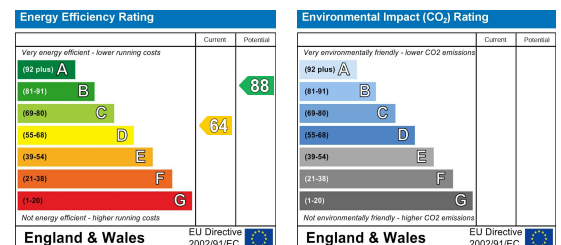
## Floor Plan



## 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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