

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 24 Barcroft Road

, Huddersfield, HD4 6LD

Price guide £119,950



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## Ground floor:-

### Entrance Hallway

Enter the property via a PVCu door into the entrance hallway with steps rising to the first floor accommodation. Access to the living room. Also benefiting from a large storage cupboard.

### Living Room

A large dual aspect living room with PVCu to the front and rear providing superb views over Huddersfield. There is space for an electric fire with a tiled hearth. Access to house bathroom and stairs to the lower ground floor kitchen/diner.

### Landing

Access to the bathroom and lower ground kitchen/diner. PVCu window to rear elevation.

### House Bathroom

A fully tiled bathroom comprising of WC, glass top hand basin with vanity unit and shower cubicle. Benefiting from tiled flooring.

## Lower Ground Floor:-

### Kitchen/Diner

Situated on the lower ground floor this large kitchen diner has wood effect matching wall and base units, laminate work surfaces, tiled splashbacks and tiled flooring. Integrated appliances consist of an electric oven, a gas hob, an extractor fan and a fridge freezer. Benefiting from a stainless steel sink and drainer. This room opens out into a large dining area with a PVCu window. There is a storage cupboard with plumbing for a washing machine and a PVCu door leading out to the rear garden.

## First Floor:-

### Master Bedroom

A double bedroom with fitted wardrobes. PVCu window to front elevation.

### Bedroom Two

A second L-shaped double bedroom with a built in cupboard. PVCu window to front aspect.

### Bedroom Three

A single bedroom with PVCu window to rear elevation.

### Exterior

Externally the property has a paved garden with decorative borders to the front and to the rear there is a large paved garden with splendid views.

### 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.

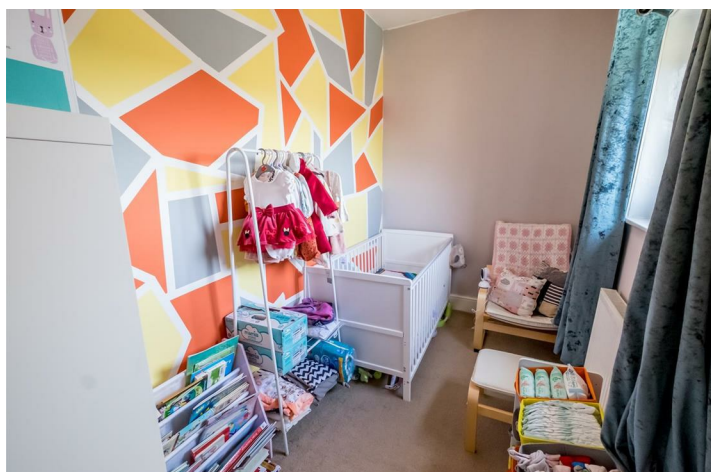
### Disclaimer

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

**Peter David Properties Ltd**  
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Front Ground

Lower Ground

1st Floor

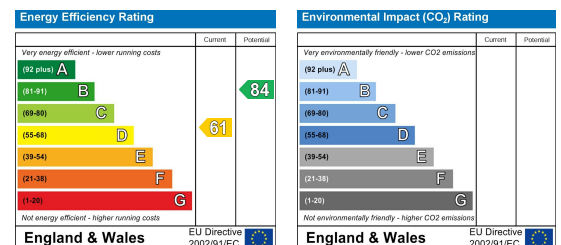
**HD4 6LD**  
Internal - 946ft<sup>2</sup>  
External - 1111ft<sup>2</sup>  
Overall - 24.98yd x 5.87yd

Measurements and layout for guidance only.  
All storage spaces may not be displayed.

## 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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