Peter David Properties Ltd

Residential Sales and Lettings

87 Mountjoy Road

Huddersfield, HD1 5QG

Offers in the region of £104,950

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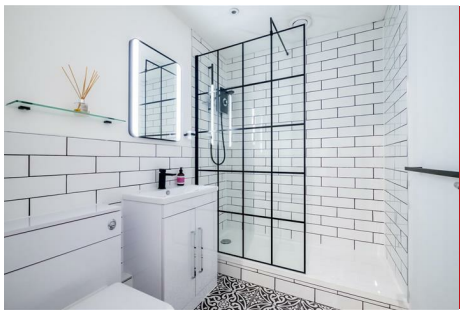


Entrance Hall
Enter the apartment into a spacious entrance hall providing access to all rooms and benefits from a boarded loft space. Laminate flooring flows throughout and there are two large storage cupboards and an intercom system.

Open plan living/dining area
A bright and airy room with double PVCu doors with a Juliet balcony to the living area and a PVCu window to the dining area. Laminate flooring flows throughout.

Kitchen
An opening leads into a well equipped kitchen with white shaker style matching wall and base units, wood effect laminate worktops and a stainless steel sink and drainer. Integrated appliances comprise; an electric oven, ceramic hob, extractor fan and under-counter fridge. There is also plumbing for a washing machine, tiled splash backs and a stainless steel splash back behind the hob. Laminate flooring flows through from the dining area.

Master bedroom
A spacious double bedroom with a neutral carpet and a PVCu window to rear.

Bedroom two
A second bedroom/study with large fitted floor to ceiling wardrobes and a neutral carpet. PVCu window to rear aspect.

Bathroom
A modern, newly fitted shower room with attractive ornate tiles to the floor and partially tiled walls with white brick tiles. There is a concealed cistern WC, large sink in a vanity unit and a large shower with a black and glass shower screen. Additionally there is an electric light up wall mirror.

Exterior
Communal gardens surround the property and there is an allocated parking space for one car with plenty of additional visitor spaces.

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.

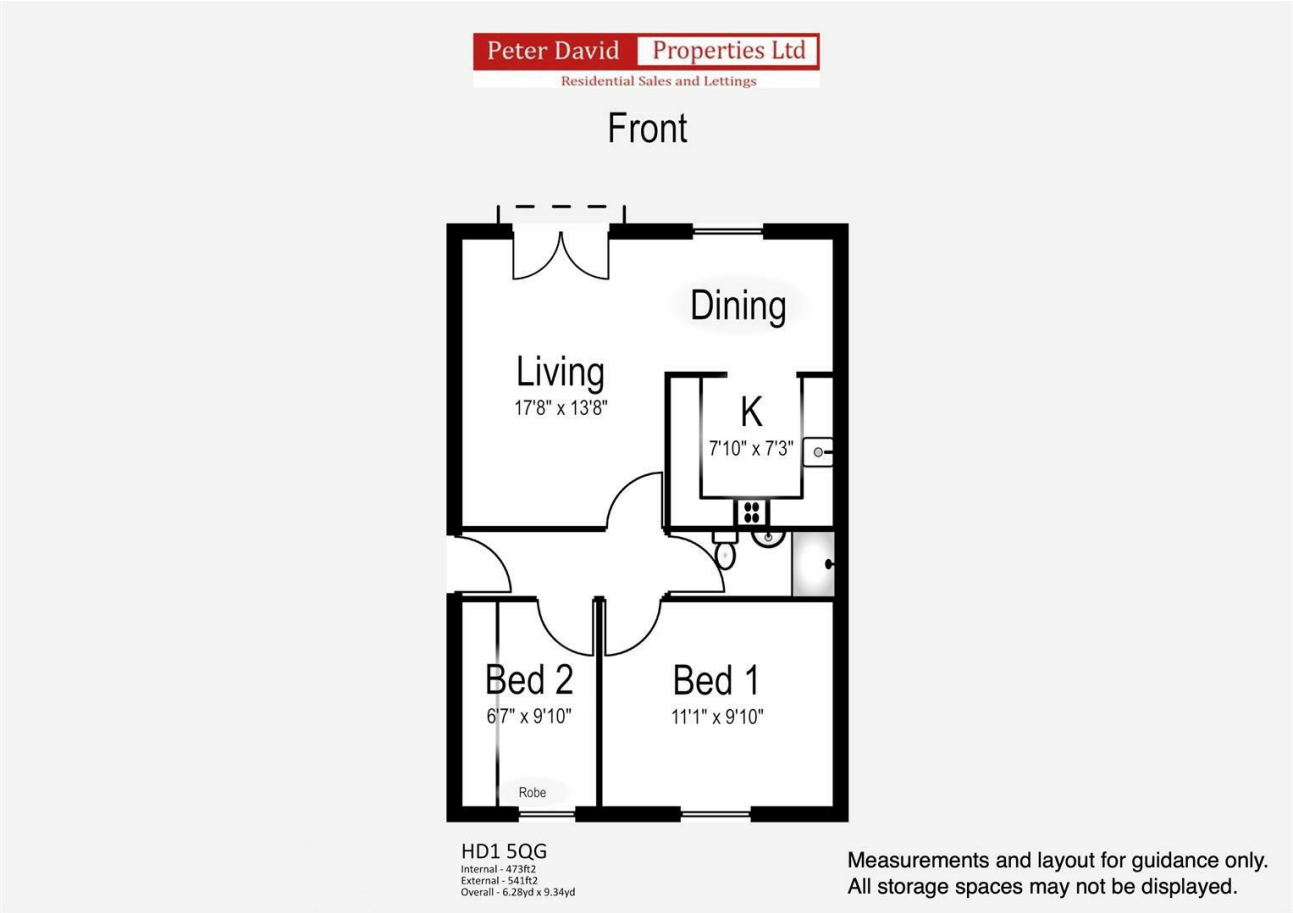
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

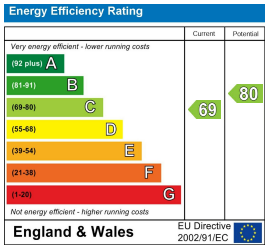
Floor Plan

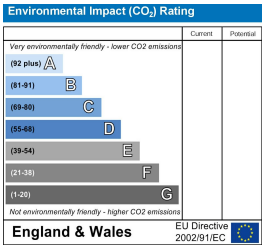


Viewing

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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