Peter David Properties Ltd

Residential Sales and Lettings

21 Royd Street

Longwood, Huddersfield, HD3 4QY

Offers in the region of £195,000

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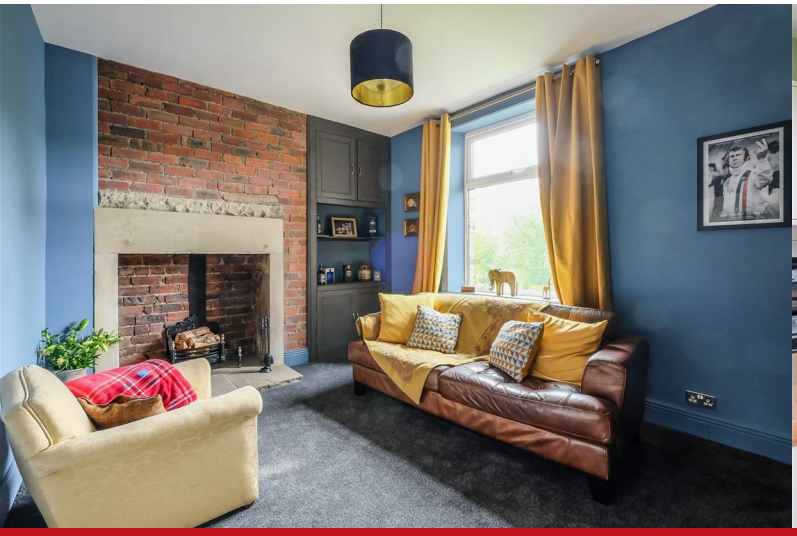

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Groundfloor;

Entrance Vestibule
Enter the property via a PVCu door into the entrance vestibule with vinyl flooring. Carpeted stairs rise to the first floor.

Second reception room
A spacious second reception room with laminate flooring, feature coving and a panelled wall. PVCu window to front aspect.

Living Room
The living room is to the rear of the property and has a feature inglenook fireplace with brick wall, stone lintels and stone hearth housing and open fire. Benefiting from fitted cupboards and shelving. PVCu window to rear aspect. Stairs lead down to the kitchen/diner.

Lower Ground Floor:

Kitchen/Diner
This kitchen diner is certainly the hub of the home having underfloor heating, laminate flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of an electric double oven, an extractor and a 1.5 ceramic sink and drainer under a PVCu window to rear aspect. There are three free standing spaces for appliances, one with plumbing for a washing machine, an inset space for an American fridge/freezer, also benefiting from a walk in storage cupboard. There is ample space for a family dining table and further space for a seating area. PVCu patio doors lead out to the rear garden. and a further privacy window to the front.

Lower Ground Floor WC
A partially tiled WC with laminate flooring. Comprising of WC and a wash basin. Benefiting from storage cupboards.

First Floor

Bedroom One
To the front of the property is this spacious double bedroom with fitted wardrobes and dressing table. Two PVCu windows provide plenty of natural light.

Bedroom Two
To the rear of the property is a second double bedroom with laminate flooring and PVCu window to rear aspect.

House Bathroom
A modern luxury partially tiled house bathroom with porcelain tiled flooring. Comprising of: WC, wash basin with wooden vanity unity, a P-shaped bath with glass screen, rainhead shower and hand held shower attachment. Benefiting from a feature brick wall with shelving, chrome towel rail and a wall mirror. PVCu window to rear elevation.

Second Floor

Attic Room
A useful additional room (currently used as a bedroom) which could be used for a variety of purposes. Benefiting from feature beams and a Velux window.

Exterior
To the front of the property is an enclosed garden with a paved pathway, artificial lawn and benefiting from feature built in seating with views across to

Milnsbridge and beyond. To the rear is a fenced garden with a paved patio area and artificial lawn. There is also a single detached garage with electrics.

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

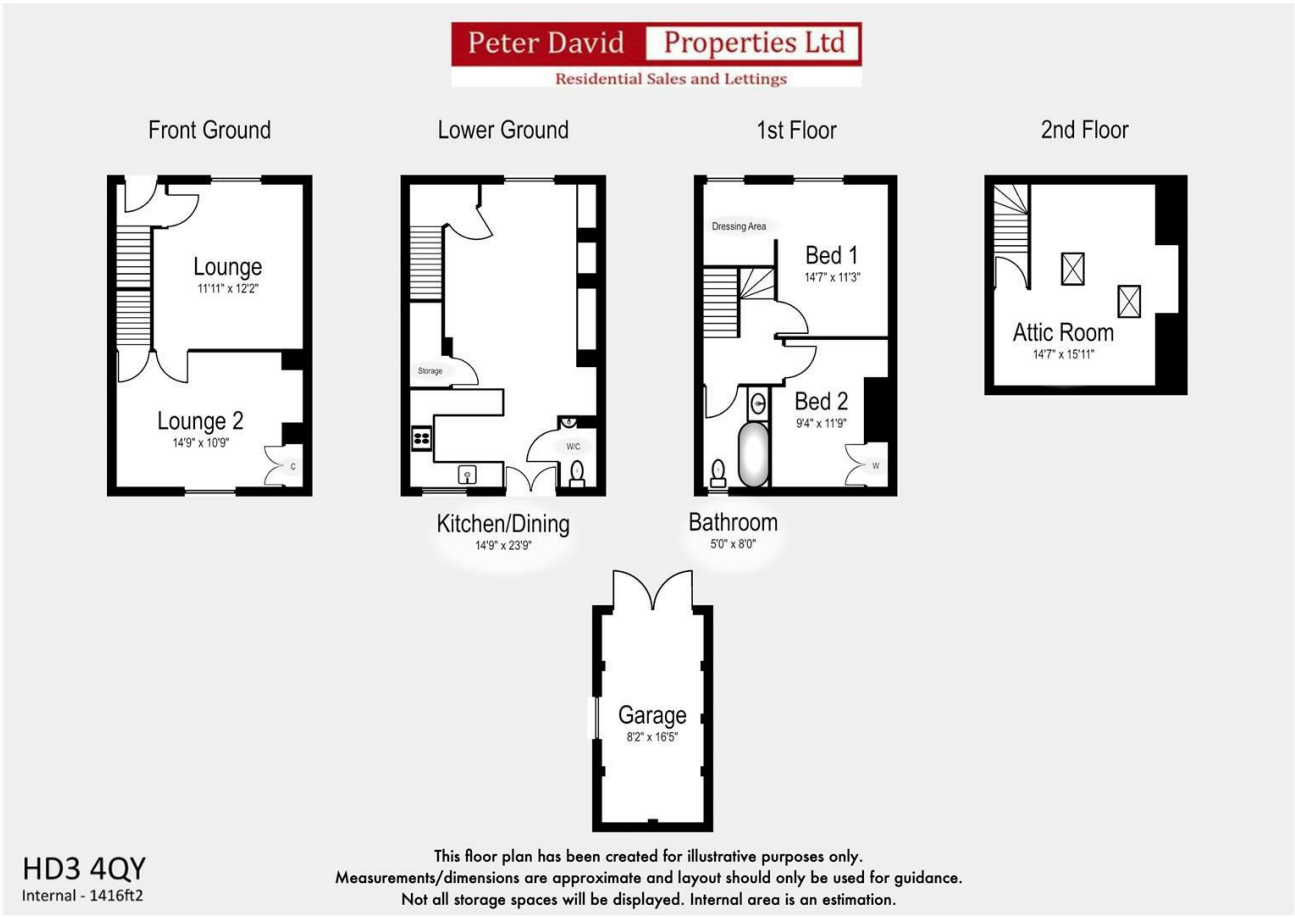
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

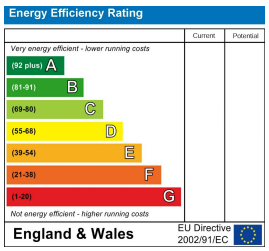
Floor Plan

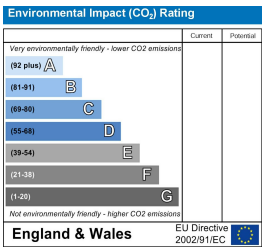


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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