Peter David Properties Ltd

Residential Sales and Lettings

# 13 Croft Drive

Honley, Holmfirth, HD9 6HQ

**Offers in the region of £360,000**

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### Accomdation -

### Entrance Porch

Enter the property via the composite front door adorned with three elegant glass units into the welcoming entrance porch way finished off with slate grey tiled flooring. Bathed in natural light streaming through two generous double glazed PVCu windows on either side, the space exudes brightness. Transition through a hardwood door embellished with glass units to enter the entrance hallway.

### Entrance Hallway

A spacious entrance hallway featuring decorative panelling, feature wallpaper, gold light fittings and wood effect laminate flooring which provides access to the living room, kitchen/diner, house bathroom and both bedrooms. There is also a useful generously sized storage cupboard ensuring ample space for all household essentials, that can be kept conveniently tucked away.

### Living Room

Set to the rear of the property is a spacious and extended living room, tastefully adorned with decorative panelling and floral wallpaper that seamlessly extends into the bright and airy extension. Boasting a vaulted ceiling with a warm roof there are surrounding PVCu windows and patio doors that create an open, inviting atmosphere, connecting the indoors to the charming rear garden. Adding to the luminosity are two PVCu Velux windows, ensuring the space is flooded with natural light. For added convenience the space boasts ample electric sockets, two radiators and a television bracket.

### Kitchen/Diner

Step into a meticulously designed open-plan kitchen/diner where elegance meets functionality. Comprising of a seamless blend of matte forest green wall and base units with overhead and under-counter ambient lighting, paired with marble effect work surfaces, tiled splashbacks, feature pendant lights and a 1.5 farmhouse style ceramic sink and drainer with a designer mixer tap and pull-out spray function. Integrated appliances comprise of a Hotpoint double electric oven, a four-ring Hotpoint gas hob, an extractor fan, and a dishwasher. Additionally, there are two freestanding spaces for appliances including a fridge-freezer and washing machine. The dining area is thoughtfully incorporated, offering ample space for a dining table. Natural light fills the space through a PVCu window overlooking the rear garden and a PVCu Velux window to the vaulted ceiling in the kitchen space, creating a bright and inviting atmosphere. A composite stable door provides easy access to the rear garden and a door provides access to the integrated garage completing the perfect blend of style and practicality. For added convenience there is a walk-in pantry with shelving providing ample space for all household essentials.

### House Bathroom

A charming and stylish house bathroom comprising of a four-piece suite including a sleek vanity unit with interior shelving hosting a modern wash basin with a traditional matching tap, accompanied by a WC and a corner shower cubicle with glass doors with a black frame finished off with porcelain wall tiling. Adding a touch of luxury is a slipper bath unit with a handheld shower head, surrounding decorative panelling and designer wallpaper. The space is thoughtfully

illuminated by a PVCu privacy window to the rear, matte black down lights and a wall mounted automatic demister mirror with adjustable soothing light settings adding a fabulous feature to this attractive space. To finish the space is a ceramic mosaic tiled flooring.

## Bedroom One

A generously sized double bedroom with a deep pile carpet, feature wall panelling and a ceiling rose. For added convenience this room benefits from ample electrical sockets and is thoughtfully illuminated by wall lights and a double glazed PVCu window to the front aspect and one to the side.

## Bedroom Two

A second bright and airy double bedroom set to the front of the property with a double glazed PVCu window to the front aspect. This space boasts an attractive ceiling design with a canopy to one wall, a ceiling rose, bedside pendant lights and wall lighting creating a modern feel to this great sized second bedroom. There are three fitted wardrobes with interior draws providing ample storage.

## Loft

A loft hatch with a wooden ladder provides access to a partly boarded loft with a fully insulated roof to minimise heat loss during winter and provide temperate control during the summer months. The loft presents an exciting opportunity to expand and create additional accommodation on a second story subject to the relevant planning permissions. Please contact the office on 01484817299 for photos of the loft space.

## Garage

A single integral garage with an electric door and lighting. The garage houses the condensing combi boiler, the fuse board, a water tap, a vent for the dryer and an internal panel for the alarm system.

## Exterior

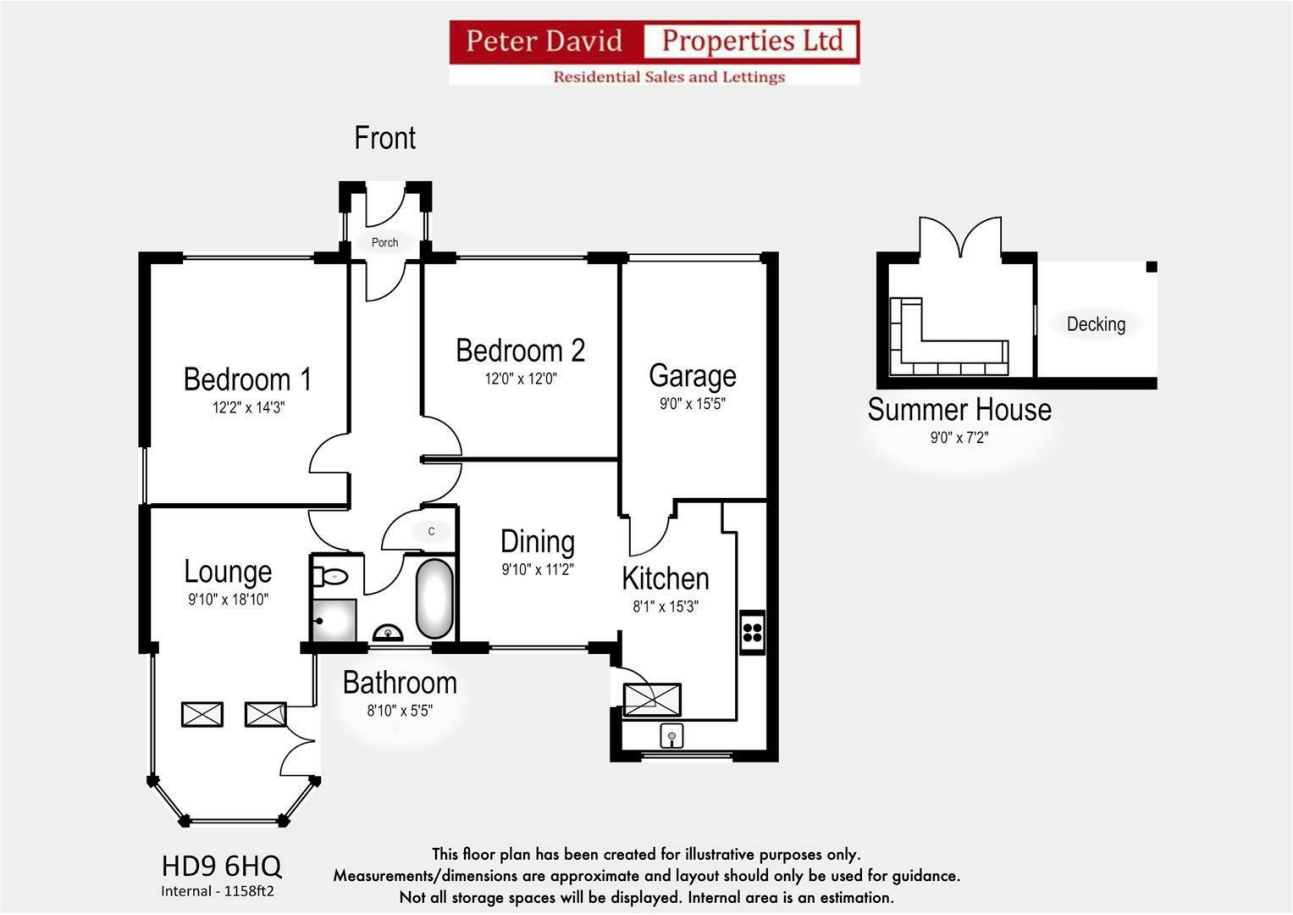
Situated on a generously proportioned plot, this property offers an array of desirable external features, boasting surrounding gardens to three sides with the rear lawn and patio benefiting from a south-facing orientation. The garden is fully enclosed with timber fencing with gated access to both sides. Adding to the charm is a practical timber-built summer house presenting a perfect space for alfresco dining and BBQs in the summer months or a practical home office with fixed seating and ample storage. For added convenience is a outside tap and a electric power supply for a hot tub. To the front of the property is a paved and gravel driveway, mature trees and shrubs and a gravel pathway to the front door.

## Road Map

## Hybrid Map

## Terrain Map

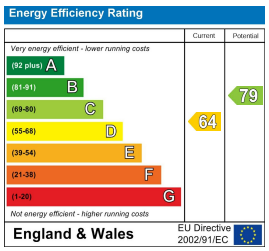
## Floor Plan

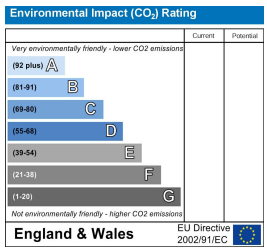



## Viewing

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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