Peter David Properties Ltd

Residential Sales and Lettings

6 Weavers Grove

Golcar, Huddersfield, HD7 4RT

Price guide £220,000

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Entrance hall
Access the property through a composite front door into a hallway providing access to the downstairs WC and living room. Stairs rise to the first floor. Benefiting from a neutral carpet which flows throughout the property.

Ground Floor WC
A usseful WC with hand basin and vinyl flooring.

Living room
A spacious living space with PVCu window to front aspect and door leading through to the kitchen/diner.

Kitchen/diner
A spacious and beautifully appointed kitchen/diner, with modern white matching wall and base units, laminate work surface and tiled splash backs. Featuring integral gas hob, electric oven, extractor fan an inset stainless steel sink and drainer. The kitchen also benefits from a white porcelain floor and a large under stair storage cupboard. There is ample space for a dining table. With a PVCu window to the rear aspect and PVCu french doors which lead into the garden.

Landing
A neutral carpet flows up the stairs and throughout the first floor accommodation Featuring a modern white balustrade and providing access to all bedrooms and house bathroom. Access to loft hatch.

Master Bedroom
A double master bedroom with PVCu window to the front elevation.

En-suite
A partially tiled modern en-suite bathroom with three piece suite comprising; double shower cubicle, hand basin and WC. Also benefiting from a wall mirror vinyl flooring. PVCu privacy window to side elevation.

Bedroom Two
A second double bedrooms with PVCu window to rear elevation.

Bedroom Three
A third bedroom with PVCu window to front elevation.

House Bathroom
A partially tiled house bathroom with three piece suite comprising of WC, hand basin and bath. Also benefiting from vinyl flooring and PVCu privacy window to the rear elevation.

Exterior
Externally this property has been landscaped to a high standard, there is a two tier private and enclosed garden to the rear with a timber fence. The lower tier provides a large patio area made up of Indian stone and to the second tier a large artificial lawn. To the front of the property there is a driveway providing parking for up to two cars.

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

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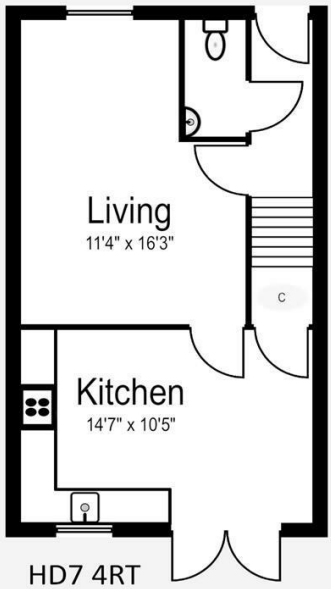
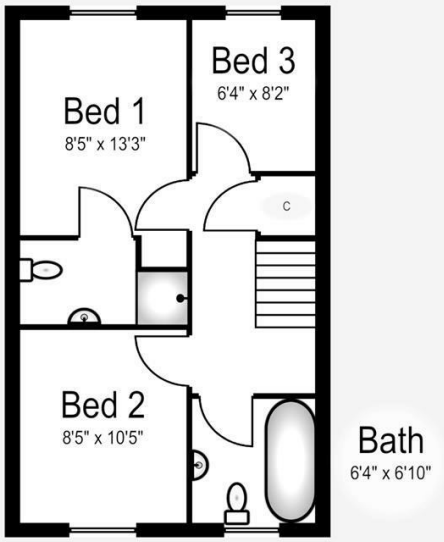
Front Ground



HD7 4RT
Internal - 783ft2
External - 910ft2
Overall - 16.94yd x 9.29yd

1st Floor

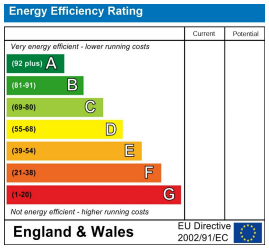


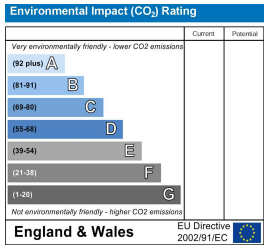
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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