

Peter David

Properties Ltd

Residential Sales and Lettings



76 Lightcliffe Road

Crosland Moor, Huddersfield, HD4 5BD

Offers in the region of £105,000



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Ground Floor -

Entrance Vestibule

Access the property via a PVCu door into a useful entrance vestibule which provides access to the living room.

Living Room

A modern and spacious living room benefiting from a brand new grey carpet. A gas fire takes pride of place on a marble hearth with a wood surround. PVCu window to front aspect.

Kitchen

The kitchen is set to the rear of the property and has a tiled floor, matching dark grey wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: an eye level double oven, a gas hob and a stainless steel sink and drainer. There are two free standing spaces, one for a fridge freezer and one with plumbing for a washing machine. There is a PVCu window to the rear aspect and a PVCu door leads out to the rear garden. Additionally there is access to the cellar down a carpeted stairway and stairs rising to the first floor accommodation.

Cellar

A carpeted stairway leads down to the cellar providing ample storage space.

First Floor -

Landing

The landing provides access to both bedrooms and the house bathroom. A brand new grey carpet flows throughout the first floor accommodation.

Bedroom One

A spacious double bedroom with a PVCu window to front elevation.

Bedroom Two

A further double bedroom with a PVCu window overlooking the rear elevation.

Bathroom

A house bathroom comprising of; a WC, a wash basin and bath with hand held shower unit. There is a PVCu privacy window to the rear elevation.

Exterior

To the rear of the property there is a private paved garden with a surrounding timber fence. To the front there is a paved yard.

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.



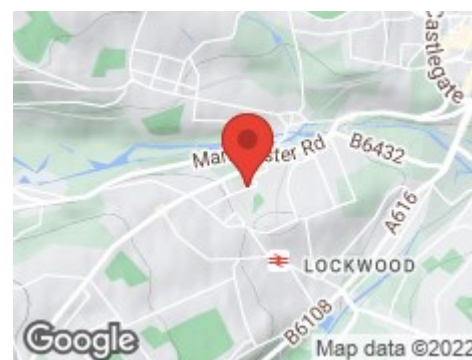
Road Map



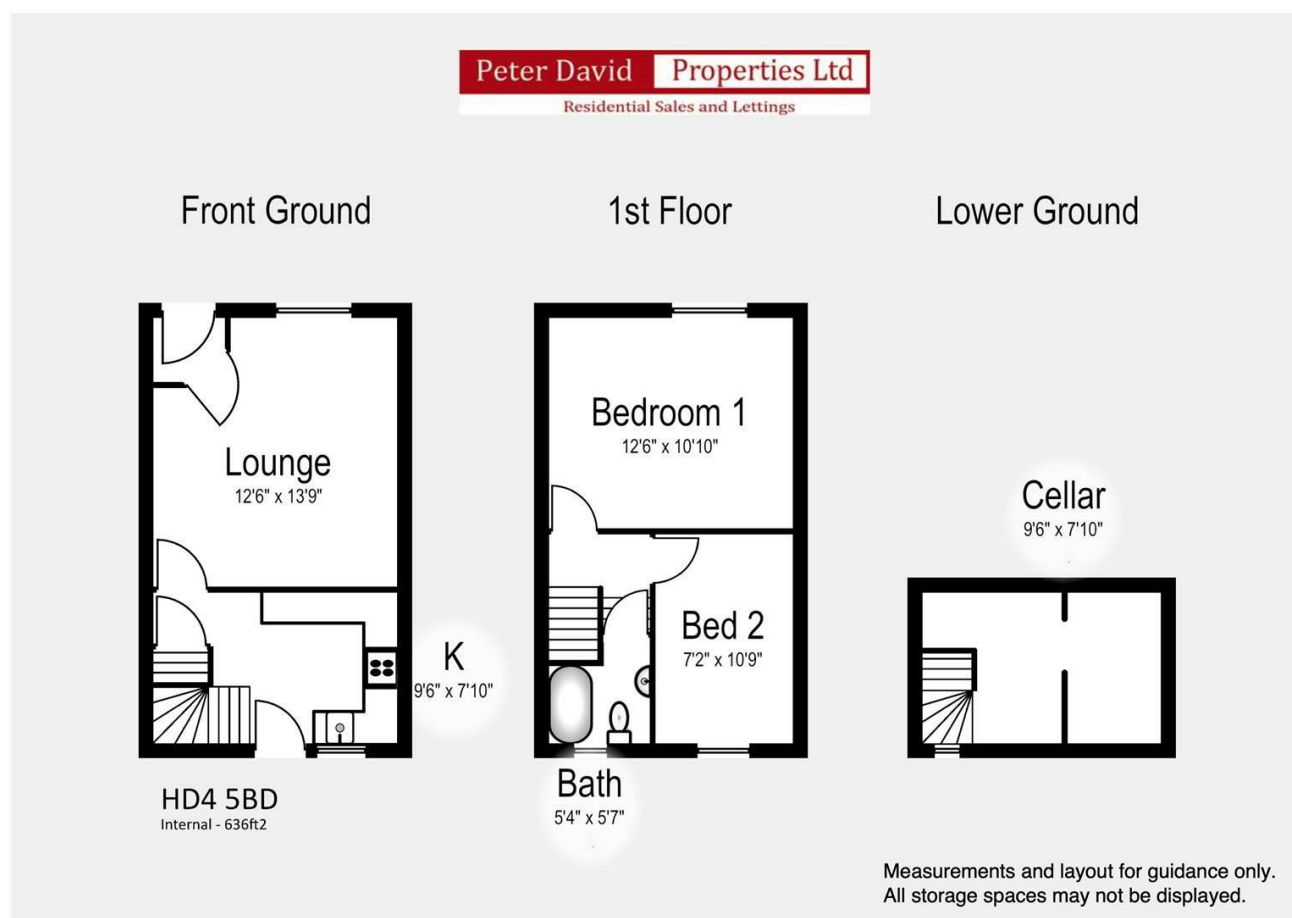
Hybrid Map



Terrain Map



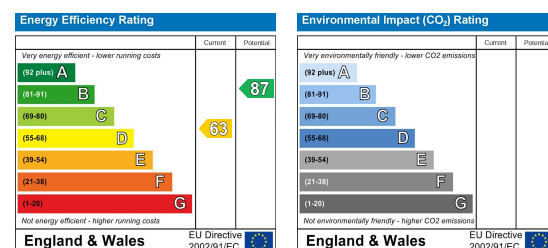
Floor Plan



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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