

Peter David

Properties Ltd

Residential Sales and Lettings



## 18 West Lodge Crescent

Ainley Top, Huddersfield, HD2 2EH

Offers in the region of £310,000



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## Ground Floor -

### Entrance Porch

Enter the property via a PVCu door with a glass panel into an entrance porch with a PVCu window to the side aspect. The space provides the perfect place to store coats and shoes. A hardwood door with glass units leads through to the entrance hallway.

### Hallway

This property boasts a spacious entrance hallway that provides access to the living room, dining room, Master bedroom, bedroom two, the house bathroom and staircase to the first-floor accommodation. The hallway also benefits from a large under-stairs storage cupboard providing ample space for outdoor garments.

### Living Room

This generously sized living room features a gas fire with a wood surround and a marble hearth, offering an attractive focal point. There is a large PVCu window to the front aspect showcasing far-reaching views of the surrounding countryside. This can only be appreciated upon internal viewing!

### Dining Room

With ample space for a dining suite, this room benefits from a PVCu window to the side aspect providing plenty of natural light. A feature red brick fireplace and wood mantel takes pride of place. Access to the kitchen. Subject to relevant planning permissions, there is potential to create a large open-plan kitchen/diner to the rear of the property by knocking through the adjoining wall to the kitchen.

### House Bathroom

There is a large, fully tiled house bathroom on the ground floor, briefly comprising: a concealed cistern WC, a wash basin inset in a vanity unit, a corner shower unit with a glass screen, a separate bath, and a ceramic towel rail. There are two PVCu privacy windows to the side aspect.

### Kitchen

Set to the rear of the property is the kitchen, comprising cream and red gloss matching wall and base units, tiled

splash-backs, laminate work surfaces and a 1.5 stainless steel sink and drainer. Integrated appliances comprise a dishwasher, a Belling double electric oven and grill, a 7-ring gas hob and an extractor fan. There are two additional spaces for free-standing appliances (one with plumbing for a washing machine). There are two PVCu windows to the side and rear aspect, and a PVCu door leads to the side aspect of the garden.

### Master Bedroom

A large master bedroom benefitting from custom-built wood effect fitted wardrobes/dresser and a PVCu window to the rear aspect.

### Bedroom Two

A second double bedroom is located on the ground floor. There is a PVCu window to the front aspect, showcasing far-reaching countryside views.

## First Floor -

### Landing

The landing is very spacious, providing access to the three first-floor bedrooms and second house bathroom. There is an additional space on the landing which could be utilised to serve a variety of purposes, including storage space or a children's play space. Additionally, the first floor features characterful beams, exposed brick and Velux windows.

### Bedroom Three

A third double bedroom with exposed beams and a Velux window set to the front of the property providing picturesque views.

### Bedroom Four

A fourth double bedroom benefitting from a large storage cupboard and a PVCu window to the side aspect.

### Bedroom Five

The fifth bedroom is a small double featuring exposed beams, characterful eaves storage and a Velux window.

### First Floor Bathroom

A second fully tiled house bathroom benefitting from a

three-piece suite: a W/C, a shower unit, and a wash basin. PVCu Velux window.

### Exterior

Externally this property benefits from an abundance of outside space. To the front of the property, there is a generous lawn with surrounding herbaceous borders. To the side of the property is a large tarmacked driveway (providing off-road parking for up to four cars) which leads to a single detached garage with an up and over door and electrics. The rear of the property is where you will find the beautifully maintained garden that is fully enclosed. Benefiting from large lawns and a pond to the far end of the garden (with electrics). There is also a garden shed benefitting from electrics and two outdoor taps (one to the side of the property and one to the rear)

### 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



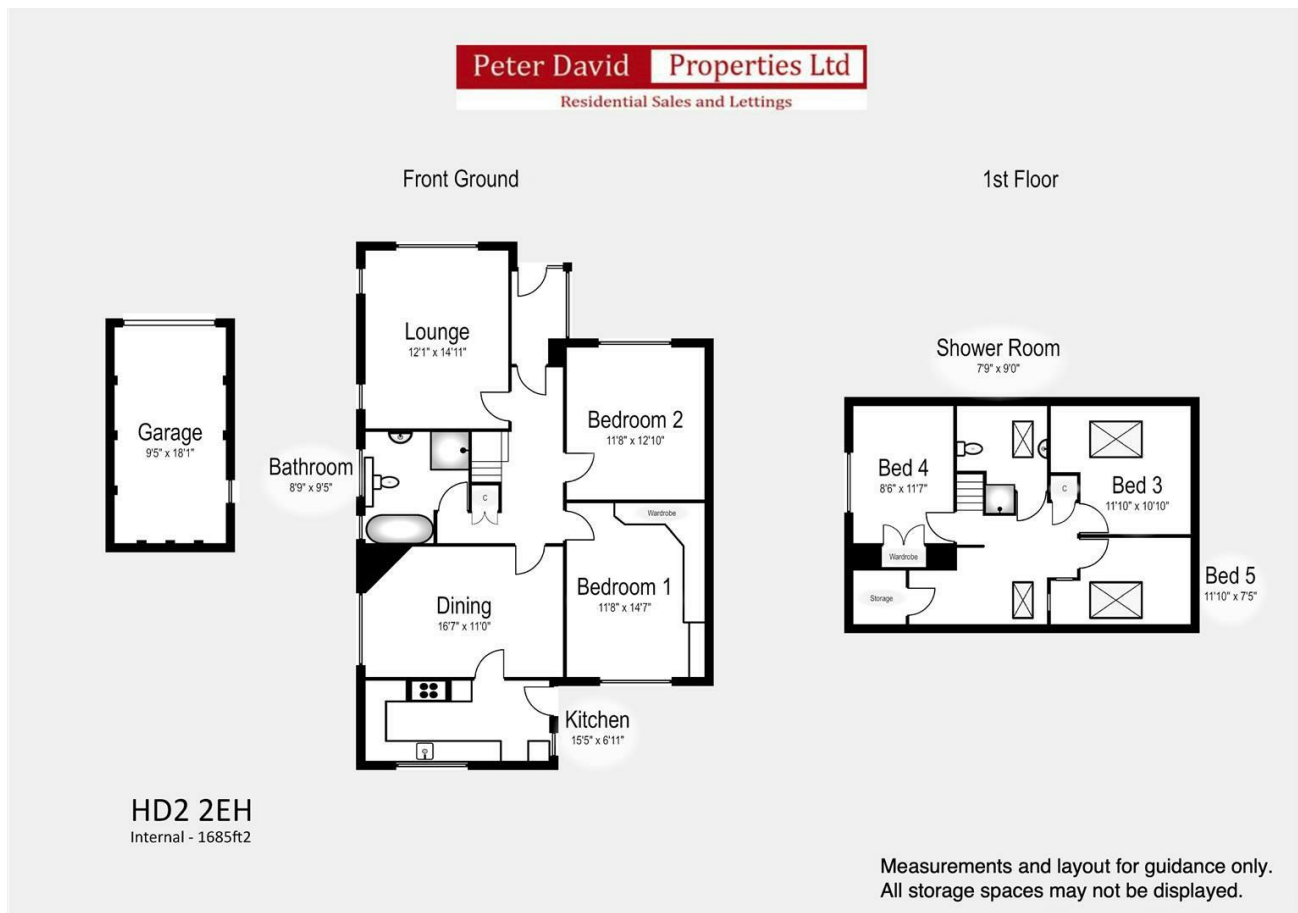
## Hybrid Map



## Terrain Map



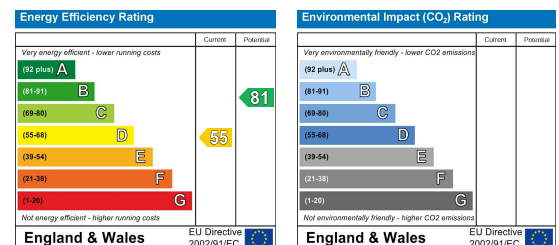
## Floor Plan



## 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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