

Peter David

Properties Ltd

Residential Sales and Lettings



43 Mallard Court

Crosland Moor, Huddersfield, HD4 5FD

Offers over £375,000



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Entrance Hallway

Enter the property via a composite door into the hallway with high quality tiled wood flooring flowing throughout the ground floor. Benefiting from a large walk in storage cupboard. The space opens up into this modern kitchen/diner and living room. Stairs rise to the first floor accommodation.

Open Plan Kitchen/Diner Living Room

This open plan kitchen/diner living room stretches before you providing an ideal family space. The modern kitchen has blue matching wall and base units and quartz work surfaces. Integrated appliances comprise of: an eye level electric oven and microwave, an electric hob, an extractor, a fridge/freezer a dishwasher and a 1.5 inset stainless steel sink. PVCu patio doors lead out to one of the rear patio areas and the living space has bi-fold doors leading out to the rear garden.

Utility

This useful utility with a quartz work surface and two free standing spaces for appliances, one with plumbing for a washing machine. Access to ground floor WC.

Ground floor WC

A spacious partially tiled ground floor WC comprising of: WC and wash basin. PVCu privacy window to side aspect.

Living room

To the front of the property is this second reception room currently used as a sitting room but could be utilised for a variety of purposes, such as a ground floor bedroom, an office or a playroom. PVCu window to front aspect.

Landing

Carpeted stairs rise to the first floor with access to a large walk in storage cupboard. Access to all bedrooms and house bathroom.

Master Bedroom

A spacious double bedroom with mirrored sliding fitted wardrobes. PVCu window to front elevation. Access to en-suite.

En-Suite

A modern partially tiled en-suite comprising of: WC, wash basin and a walk in shower with glass sliding door. PVCu privacy window to side aspect.

Bedroom Two

A second double bedroom with PVCu window to rear aspect.

Bedroom Three

A third double bedroom with PVCu window to front elevation

Bedroom Four

A fourth double bedroom with PVCu window to rear elevation.

House Bathroom

A modern partially tiled house bathroom, comprising of: WC, wash basin and bath with hand held shower attachment. PVCu privacy window to side elevation.

Exterior

This property sits on a large plot and has a private and enclosed rear garden with two stone patio areas and a lawn an ideal place for entertaining or relaxing with the family. There is access down the sides to the front of the property where there is a tarmac driveway (off

road parking for two cars) leading to a integral single garage. There is a further lawn to the side.

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



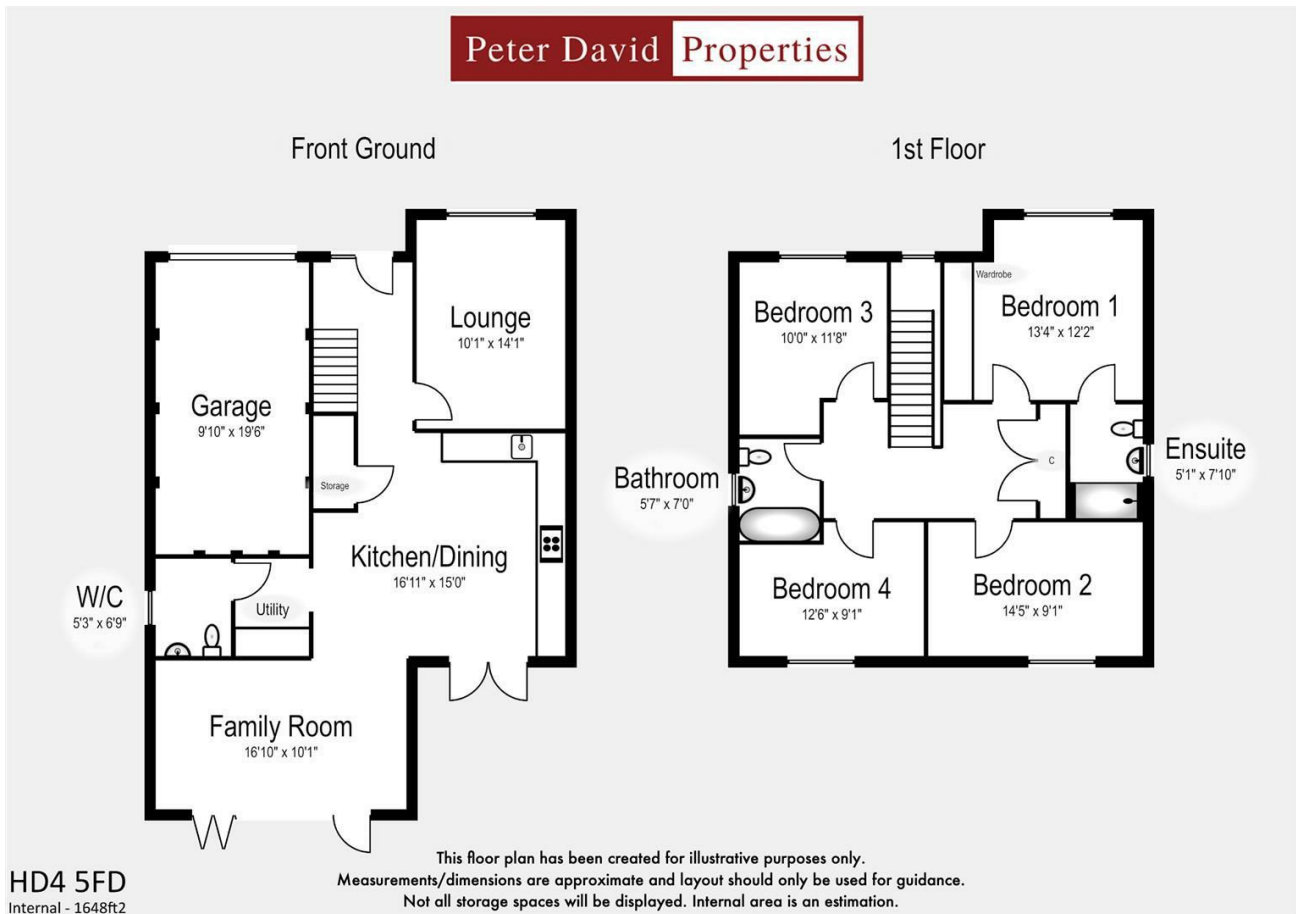
Hybrid Map



Terrain Map



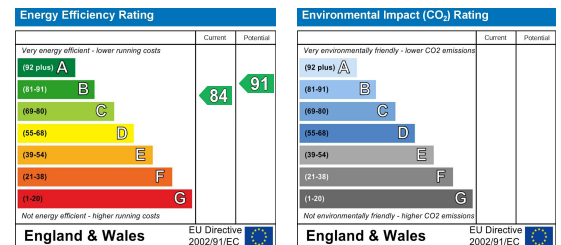
Floor Plan



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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