Peter David Properties Ltd

Residential Sales and Lettings

5 Snapes Fold

Almondbury, Huddersfield, HD5 8NH

Offers in the region of £169,000

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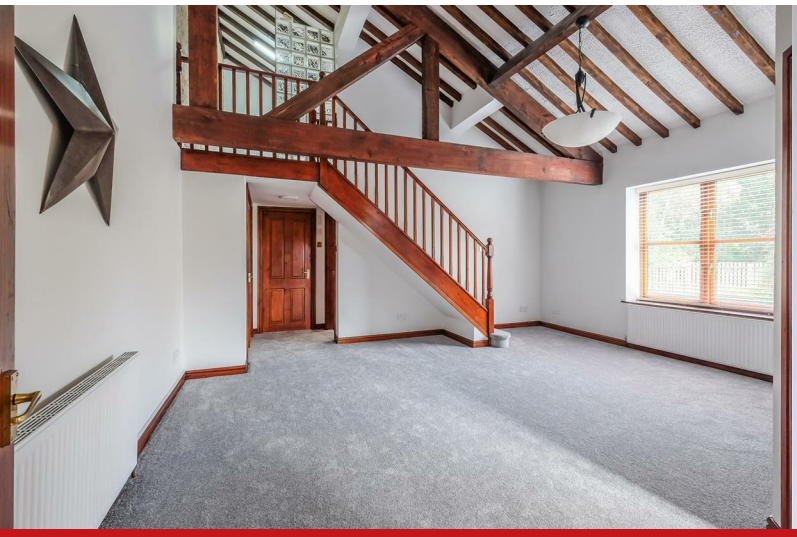

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Ground Floor -

Entrance Vestibule
Enter the property through a hardwood door into the entrance vestibule, which features tiled flooring and a convenient storage cupboard which houses the alarm system and the boiler. From here, you gain access to the living room.

Kitchen
A kitchen with tiled flooring, feature beams and matching wood effect wall and base units. Integrated appliances comprise of an electric oven, a gas hob, an extractor and two circular stainless steel sinks under a hardwood window. There are two free standing spaces for appliances, one with plumbing for a washing machine.

Living Room
A spacious living room with a brand new deep pile grey carpet, exuding character and charm. The space features exposed beams on the ceiling, an electric fireplace, and a spindle balustrade staircase leading to the first-floor accommodation. There is also access to a storage cupboard, the second bedroom, and the house bathroom.

Bedroom One
A double bedroom featuring a hardwood window with a side aspect.

House Bathroom
A fully tiled house bathroom comprising a WC, a glass bowl sink, an overhead shower with a glass screen, and a bathtub.

First Floor -

Bedroom Two
A second double bedroom featuring exposed beams, a striking stone wall, and a Velux window.

Exterior
Externally, the property includes an off-road parking space for one car and is surrounded by herbaceous borders.

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.

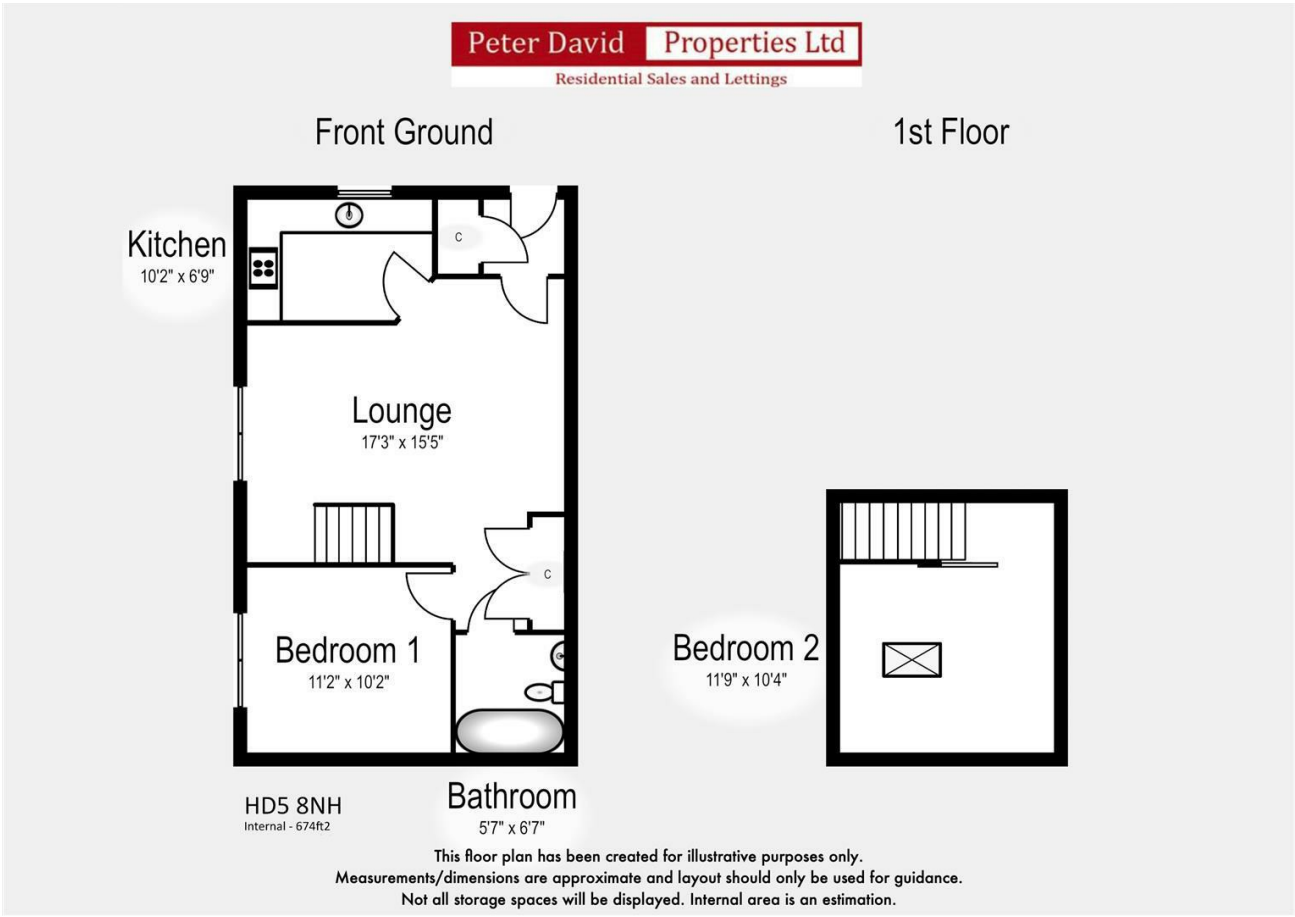
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

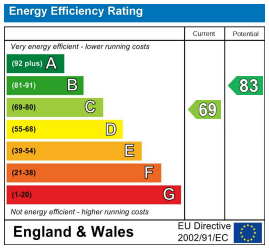
Floor Plan

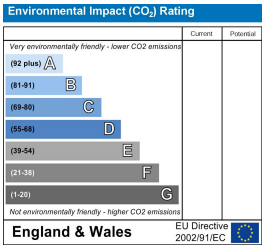


Viewing

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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