Peter David Properties Ltd

Residential Sales and Lettings

79A Moorlands Road

Mount, Huddersfield, HD3 3UQ

Offers in the region of £250,000

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Entrance Hallway
Access this property via a PVCu door with glass panel to the side. A spacious hallway with two large storage cupboards. Access to the bedrooms, bathroom, kitchen and living room

Kitchen
A kitchen with vinyl flooring, matching wood effect wall and base units, laminate worksurfaces, tiled splashbacks and a composite 1.5 bowl sink and drainer. There is a free standing oven, an extractor and a further three free standing spaces for appliances, one with plumbing for a washing machine. PVCu window to side aspect and access to the dining room

Living/Dining Room
A spacious L-shaped living dining room with a stone effect fireplace and hearth housing an attractive electric fire. PVCu windows to the front and side provides a dual aspect, flooding the room with natural light. There is also a feature circle window to the front of the property.

Bedroom One
A large double bedroom with fitted mirrored wardrobes and PVCu window overlooking the rear garden.

Bedroom Two
A further double bedroom with fitted wardrobes. PVCu window to rear aspect. Access to the loft via a retractable aluminum ladder.

House Bathroom
A partially tiled bathroom comprising of: WC, wash basin, and bath with overhead shower and glass screen. There is a large airing cupboard which houses a hot water cylinder. PVCu frosted window to side aspect.

Exterior
This detached property sits on a substantial plot with gardens to both the front and rear and a large driveway to the side. The drive leads up to a single detached garage and provides parking for up to three cars. The gardens to both the front and rear boast pleasant lawns and provide an abundance of mature shrubs and trees.

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.

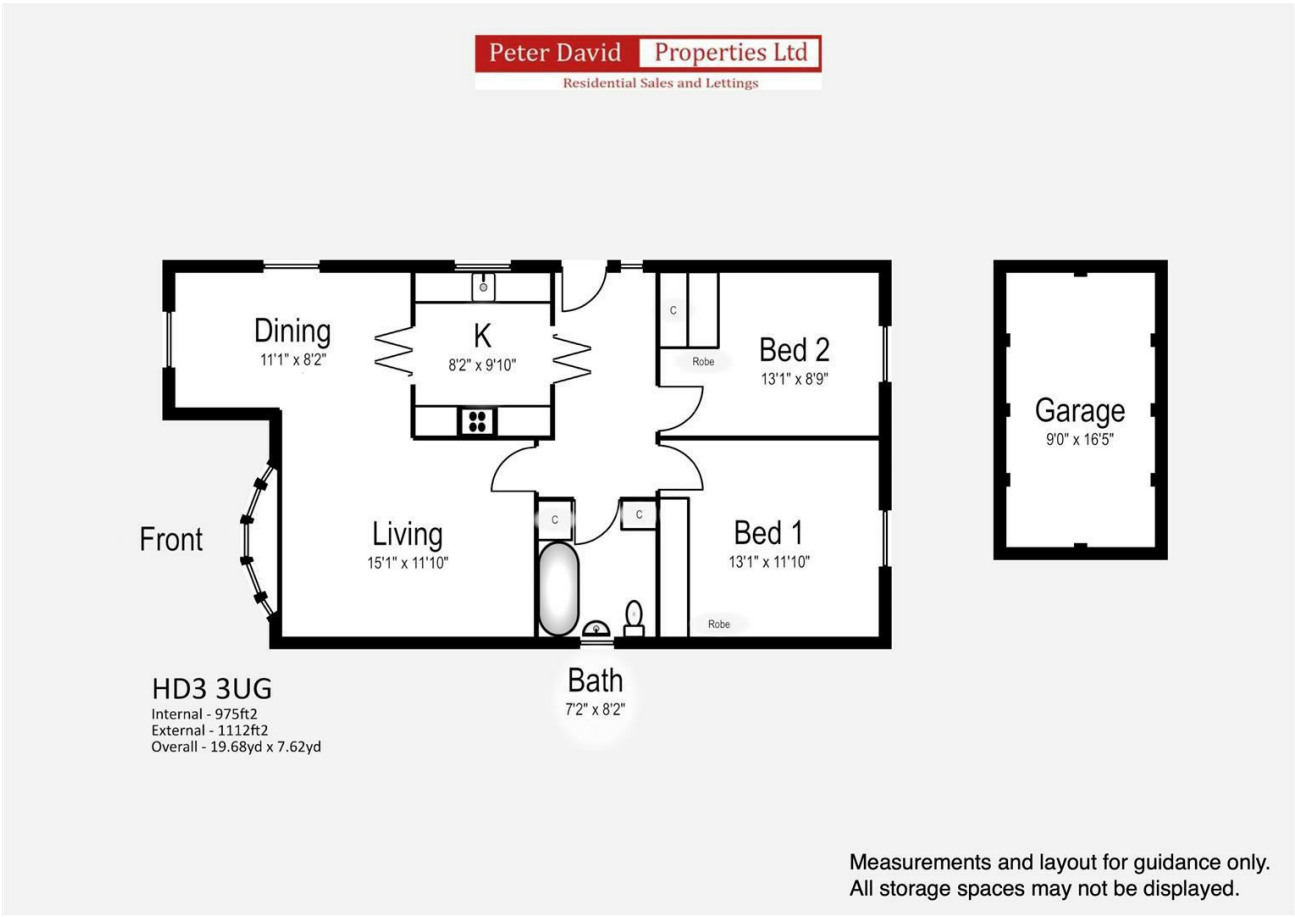
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

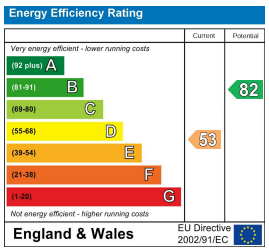
Floor Plan

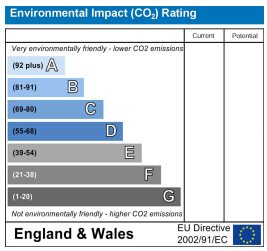


Viewing

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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