

Peter David

Properties Ltd

Residential Sales and Lettings



26 Frederick Street

Crosland Moor, Huddersfield, HD4 5QZ

Offers in the region of £170,000



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Ground Floor -

Entrance Hallway

Enter the property via a PVCu door into the entrance hallway. The hallway provides access to the living room, kitchen/dining room and stairs rise to the first floor accommodation.

Living Room

The living room has a decorative stone wall with a stone fireplace and tiled slate hearth housing a comforting gas fire. Additionally, there is a PVCu window to the front aspect allowing plenty of natural light to flow through.

Kitchen/Dining Room

A charming kitchen/dining room comprising of sage green matching wall and base units, laminate work surfaces and a ceramic sink and drainer. Integrated appliances comprise of a electric oven, a gas hob and a extractor fan. The space is warmed by a gas fire and a PVCu window to the rear elevation invites plenty of natural light. The space is finished off with linoleum wood effect flooring.

Lower Ground Floor -

Cellar

A large cellar, offering ample storage and convenience with two additional storage cupboards (one of which houses the boiler). There is also space a washing machine. A hardwood door provides access to the rear garden.

First Floor -

Landing

A spacious landing that provides access to both

bedrooms and the house bathroom. There is a PVCu window to the rear elevation, and a loft hatch provides access to the loft.

Bedroom One

A spacious master bedroom with fitted wardrobes with sliding doors and a PVCu window to the front elevation.

Bedroom Two

A second double bedroom with fitted wardrobes with sliding doors and a PVCu window to the rear elevation.

House Bathroom

A partially tiled house bathroom with linoleum wood effect flooring comprising of a WC, a wash basin, a bath and a overhead shower with a glass screen. PVCu privacy window to front.

Exterior

Externally, there is a charming small yard with a tarmac pathway leading to the front door. To the rear is a paved and fully enclosed garden. To the side there are two single garages on a large piece of land which are included in the sale.

Land (Garages)

Adjacent to the property, there are two garages - one positioned above the other and accessed via Frederick Street. The one located beneath accessed via a street for the residents at the rear. These garages are available are included in the sale price.

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

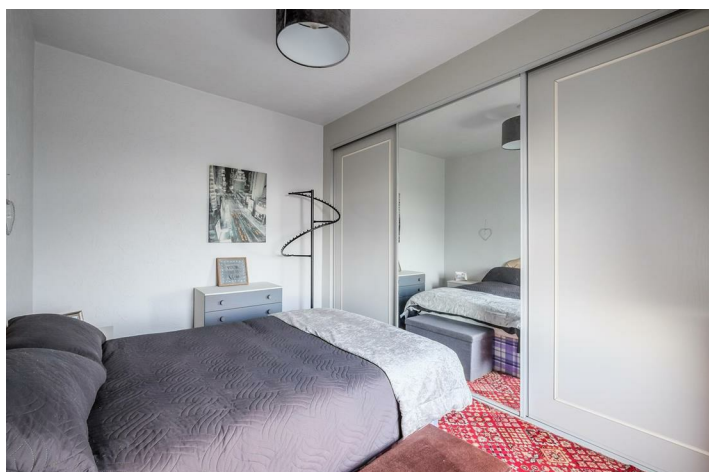
1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



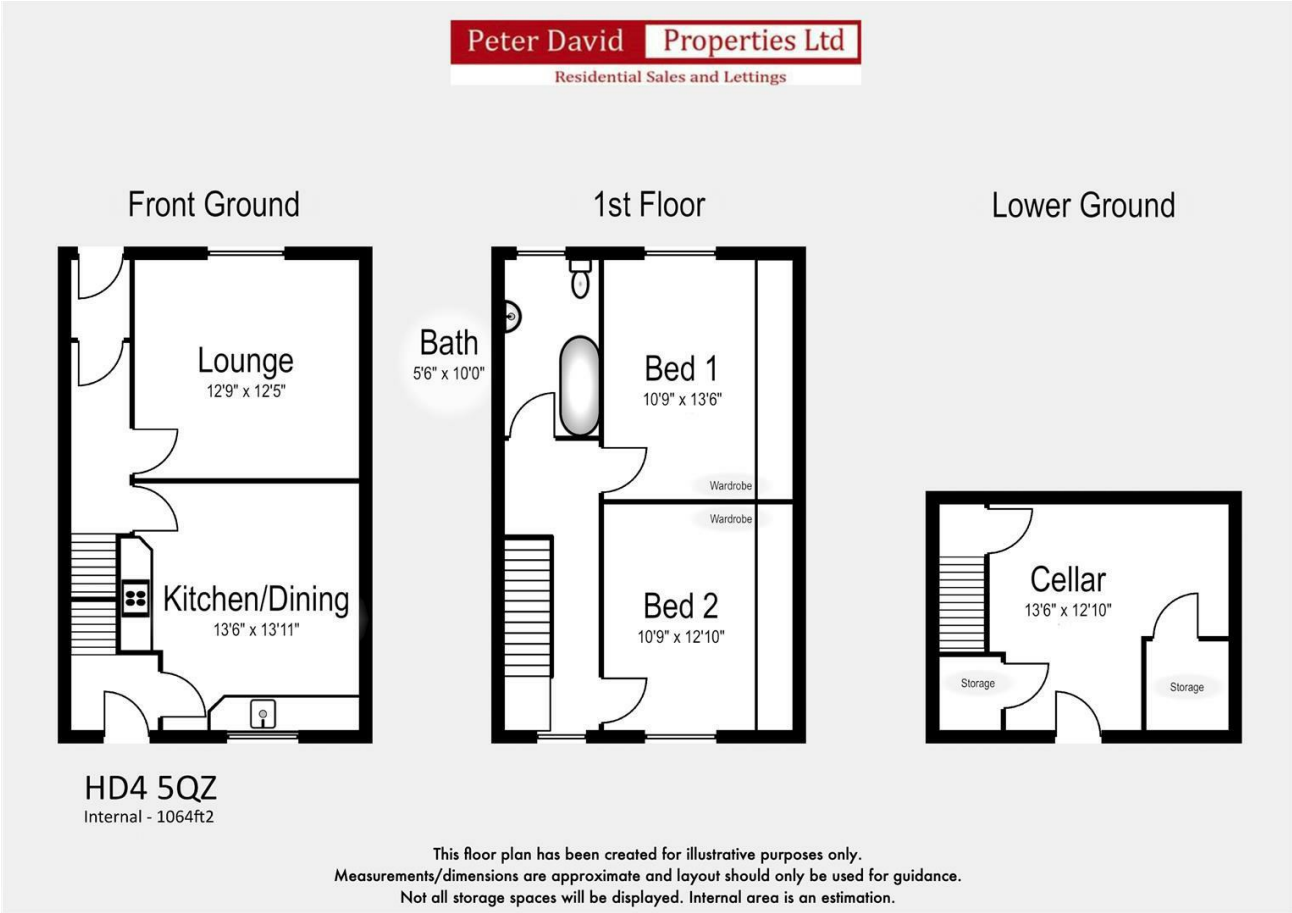
Hybrid Map



Terrain Map



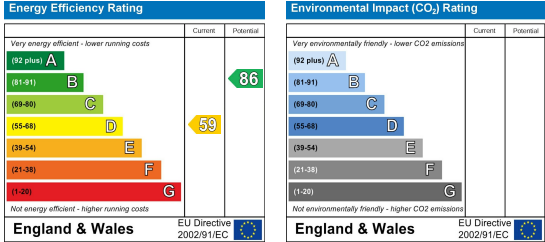
Floor Plan



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



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