

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 32 Fenton Square

Springwood, Huddersfield, HD1 3HZ

Offers in the region of £65,000



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## Ground Floor -

### Entrance Vestibule

Enter this property through a PVCu door into an entrance vestibule with tiled flooring. Benefitting from a large storage cupboard housing the boiler, and providing ample storage space.

### Kitchen

The kitchen has tiled flooring, wood effect base units and tiled splashbacks. Integrated appliances comprise of: a electric oven and a gas hob. There are three freestanding spaces for appliances one with plumbing for a washing machine, which the vendor will be leaving in the property alongside a tumble dryer and fridge freezer included within the marketed price. Benefitting from a stainless steel sink and drainer and a PVCu window looking out to the rear patio.

### Living Room

A living room with wood effect laminate flooring and a PVCu window to the front aspect. A modern gas fire with living flame takes pride of place. Stairs rise up to the first floor.

## First Floor -

### Landing

Landing area providing access to the bedroom and house bathroom.

### Bedroom One

A large double bedroom with a neutral carpet and a PVCu window to the front aspect. Benefitting from a feature cast iron original fireplace.

### House Bathroom

A fully tiled house bathroom boasting a three piece

suite: a W/C, a wash basin and a cubicle shower with a glass screen. PVCu privacy window to the front aspect.

### Exterior

The property benefits from a LARGE patio area to the rear which is shared with one other property. There is off road parking for permit holders only.

### 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.

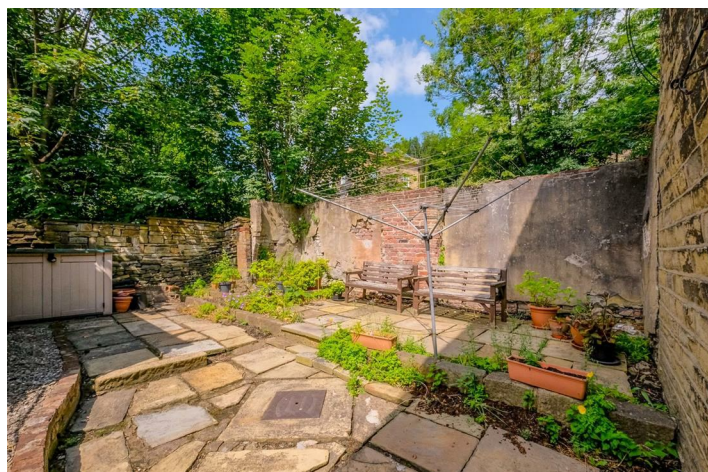
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



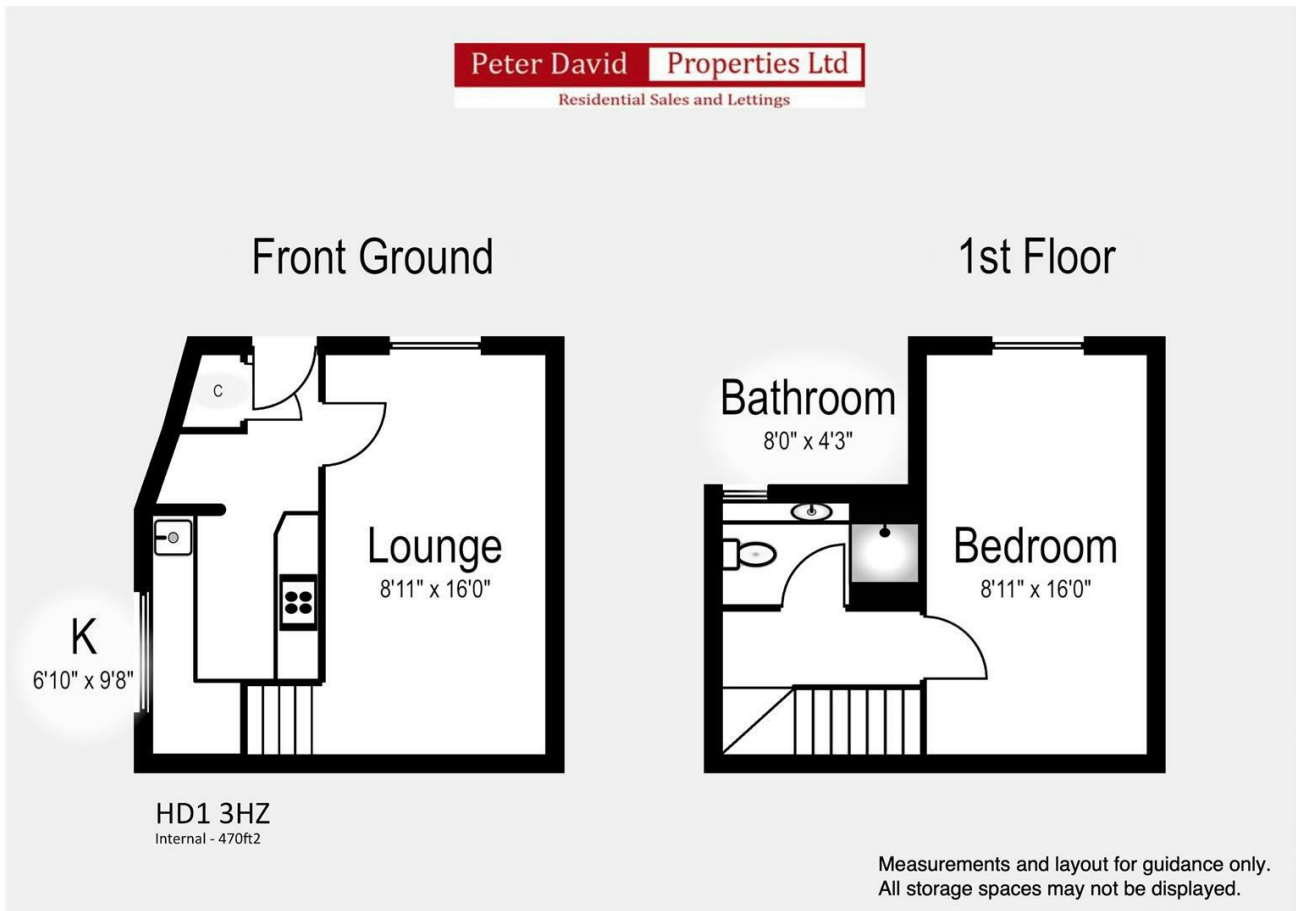
## Hybrid Map



## Terrain Map



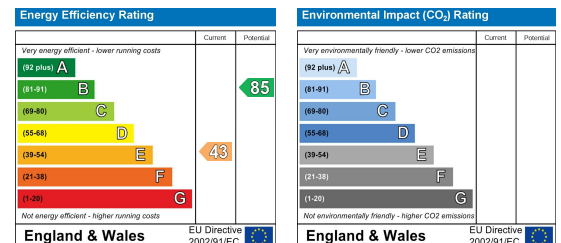
## Floor Plan



## 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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