

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 3 Church Street

Crosland Moor, Huddersfield, HD4 5DQ

Offers in the region of £68,000



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## **Entrance Hallway**

Enter the property through the uPVC external door into:-

## **Living Room**

A large living room with window to the front aspect.

## **Kitchen**

The modern kitchen is located on the ground floor and has matching wall and base units, a tiled splashback and tile effect flooring. Comprising: sink and drainer, electric hob and electric oven. Benefiting from space for free standing appliances, space for an under counter fridge and an external door which leads to the outside patio area. Window to the front aspect.

## **Landing**

Providing access to the first floor accommodation.

## **Bedroom one**

A large master bedroom with window to the front elevation.

## **Bedroom two**

Window to the front elevation.

## **Bathroom**

A fully tiled modern bathroom with tile effect floor comprising: a shower over bath, bath, WC and sink. With a small window to side aspect.

## **External**

Externally the property benefits from a large enclosed patio area to the front with views into the local park.



## Road Map



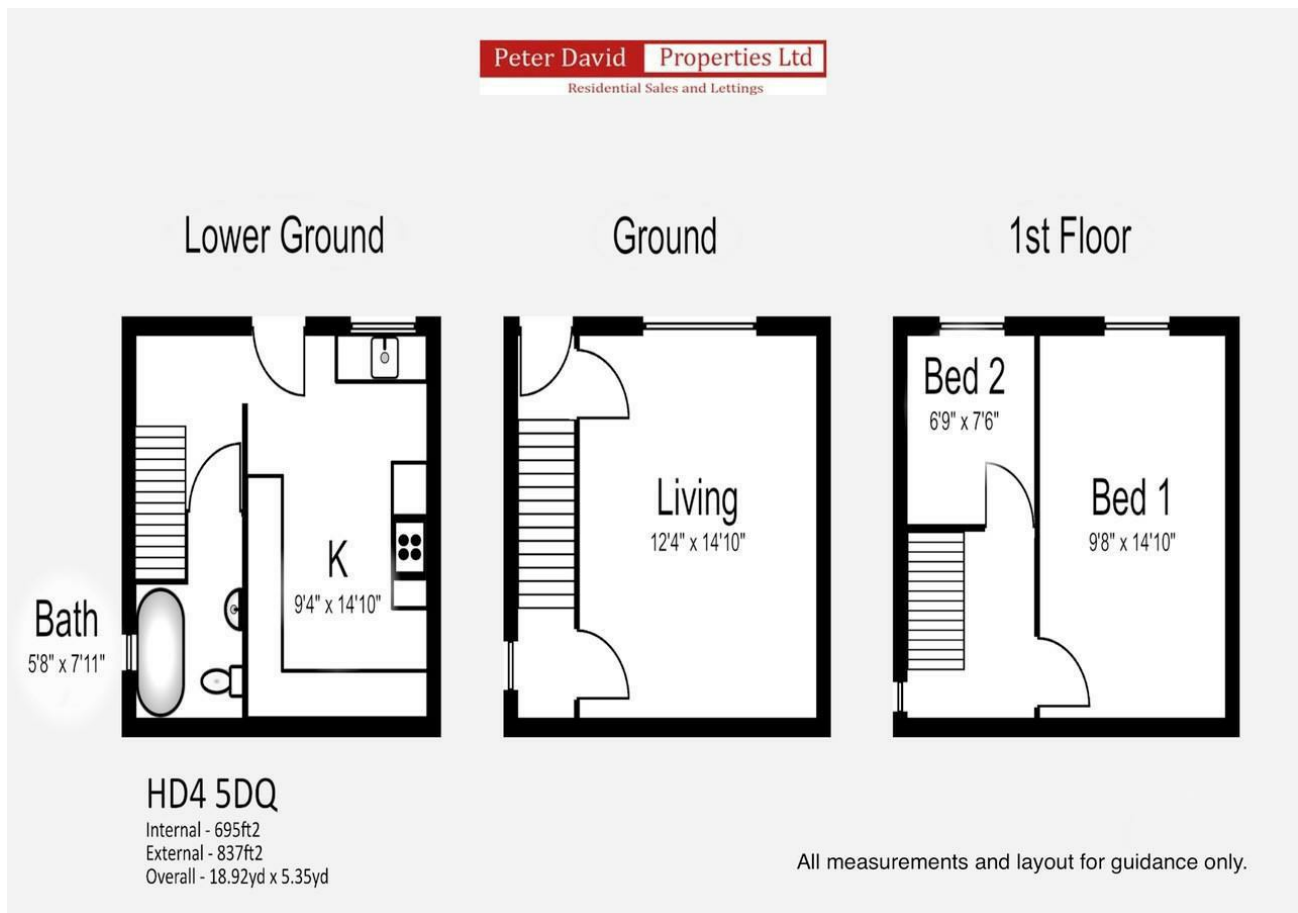
## Hybrid Map



## Terrain Map



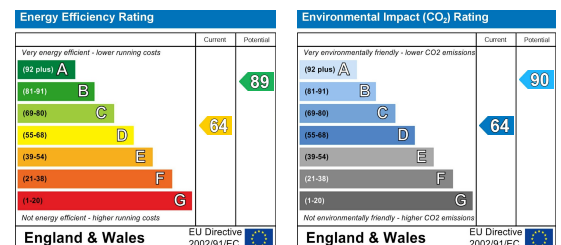
## Floor Plan



## 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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