Peter David Properties Ltd

Residential Sales and Lettings

21 Whitacre Street

, Huddersfield, HD2 1LX

Asking price £250,000

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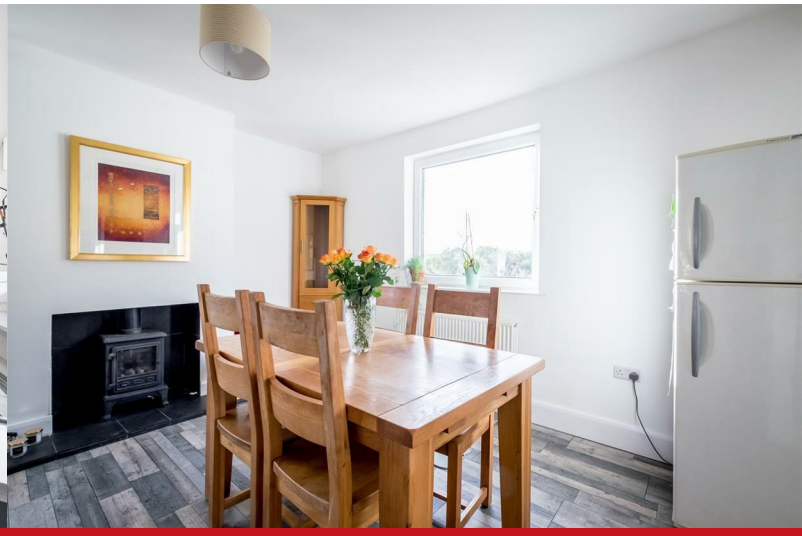

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Ground floor -

Entrance Hallway
Enter the property via a PVCu front door with surrounding frosted glass panels into a welcoming entrance hallway providing access to the open plan living/dining/kitchen, the house bathroom, bedroom one and stairs rise to the first floor. A luxurious grey carpet flows throughout and there is coil matting next to the front door.

Living/Dining area
This spacious, open plan dining and living area features laminate wood flooring throughout and offers an abundance of natural light through the large PVCu bay window to the front aspect and an additional two PVCu windows to the side and rear aspects in the dining area. There is a gas stove to the dining area sat on a tiled hearth offering a traditional feature.

Kitchen
The kitchen is accessed off the dining area and features matching grey gloss base units, laminated worktops and a stainless steel sink and drainer. Integrated appliances comprise; an induction hob, extractor fan, a dual oven and there is also space for an additional appliance. There is a PVCu window overlooking the rear garden and a PVCu door leads into the rear porch. An internal doorway leads to a utility room.

Utility Room
A useful utility area housing the boiler and providing plumbing for a washing machine.

Rear Porch
A PVCu framed porch with a PVCu door leading to the rear garden.

House Bathroom
A partially tiled house bathroom with ornate grey and black tiles to the floor. Briefly comprising a WC, a bath and a wash basin with vanity drawers underneath. There is a PVCu frosted window the side aspect.

Bedroom One
A large double bedroom located at the front of the property with a PVCu bay window overlooking the front garden. A grey carpet flows throughout.

First floor -

Stairs/Landing
Carpeted stairs lead to a landing area with a useful storage cupboard in the eaves , also providing access to the loft space. The landing provides access to the first floor bedrooms and shower room.

Bedroom Two
A generous double bedroom with a luxurious grey carpet and a PVCu window to the side aspect. The room also benefits from under eaves storage space.

Bedroom Three
A third double bedroom with two PVCu windows to the side aspect and under eaves storage space. A grey carpet flows throughout.

Shower Room
A luxurious partially tiled shower room comprising; a WC, a wash basin set on a vanity unit with drawers and a large walk-in shower cubicle with a dual functioning waterfall shower with handheld unit. There has been no compromise on quality with large, grey, wood effect tiles to the shower area and grey tiles to the floor.

Exterior

Externally this property sits on a large plot and benefits from gardens to both the front and rear. To the front there is a well established lawn with surrounding borders. There is gated driveway parking to the side for up to three cars leading to a large single detached garage currently utilised as a workshop. To the rear there is an enclosed garden with a patio area, a large lawn and two greenhouses.

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

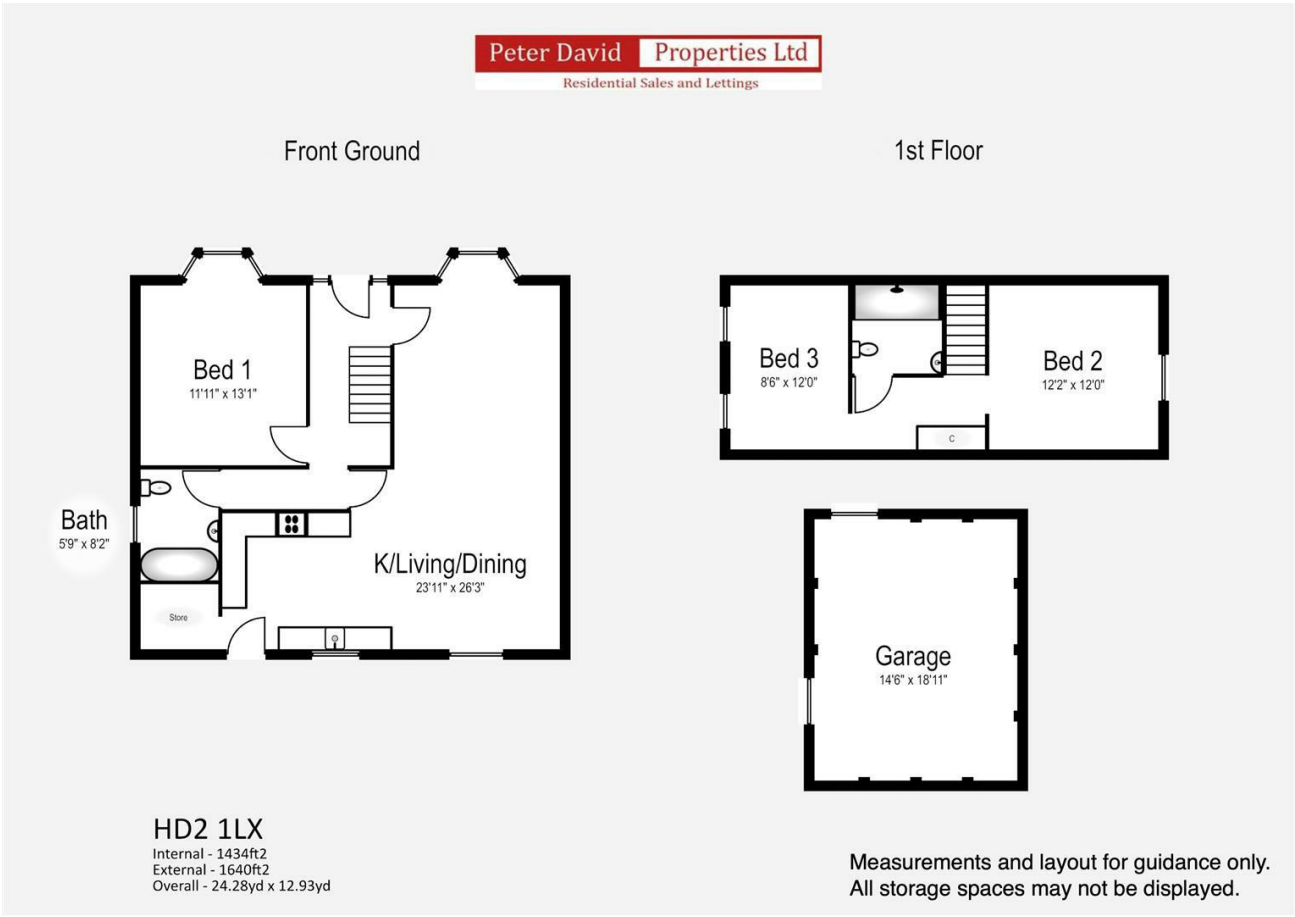
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

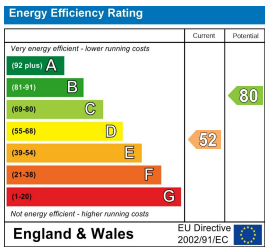
Floor Plan

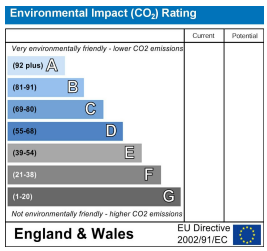


Viewing

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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