

Peter David

Properties Ltd

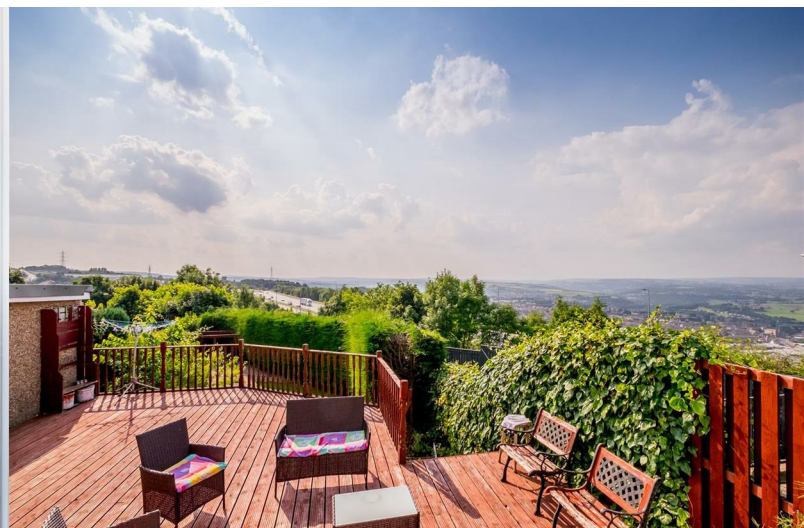
Residential Sales and Lettings



6 West Lodge Crescent

Ainley Top, Huddersfield, HD2 2EH

Offers in the region of £265,000



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Ground floor -

Entrance Porch

Access the property through a PVCu front door into a useful porch area with a PVCu window to the side aspect. A second PVCu door with glass panels leads into the main house. Laminate flooring flows throughout and into the entrance hallway.

Entrance Hallway

A spacious entrance hallway with access to the lounge, two bedrooms, bathroom and kitchen. There are carpeted stairs rising to the first floor accommodation.

Living Room

Accessed from the hallway and dining room is this spacious and light living space. A carpet flows throughout and there are double patio doors leading into the rear garden.

Kitchen

A well appointed kitchen with beech wood matching wall and base units, laminate work surfaces, tiled flooring and tiled splash backs. Integrated appliances comprise of a dual electric oven, a gas hob and extractor fan. There is also space for two additional free standing appliances as well as plumbing for a washing machine. A ceramic black sink and drainer sits in front of the PVCu window to the side aspect and the room leads into a dining area.

Dining Room

Located off the kitchen, this dining room features tiled flooring and has PVCu windows across one wall overlooking the rear garden.

Shower Room

A modern and partially tiled shower room with a WC, wash basin set in a vanity unit and a large walk in shower. There is a designer towel rail, a wall mirror and vinyl to the floor.

Bedroom Two

A spacious, dual aspect double bedroom with a PVCu window to the front and a PVCu window to the side aspect. The room also features a white wooden fire surround (no fire).

Bedroom Three

A third double bedroom with fitted wardrobes, overhead units and a dressing table. A carpet flows throughout and there is a PVCu window to the rear aspect.

Bedroom Four

A fourth bedroom with a PVCu window to the side aspect. Also benefiting from fitted wardrobes.

First floor -

Landing

A spacious landing area with built in cupboards and providing access to the first floor master bedroom.

Master Bedroom

A light and airy double bedroom with fitted wardrobes, dressing table and a large PVCu window to the front aspect. A neutral carpet flows throughout and there is access to the en-suite bathroom.

En-suite Bathroom

A partially tiled bathroom with a PVCu frosted window to the rear aspect. There are ceramic tiles to the floor. Briefly comprising a WC, wash basin, separate shower cubicle and a freestanding roll-top bath.

Exterior

Externally the property benefits from a large enclosed rear garden. There is a large decked area to the top and graveled steps lead down to bottom of the garden where there is an artificial lawn and pleasant seating area.

To the front of the property is a graveled garden and a driveway runs down the side of the property providing parking for two cars and leading to a single detached garage.

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



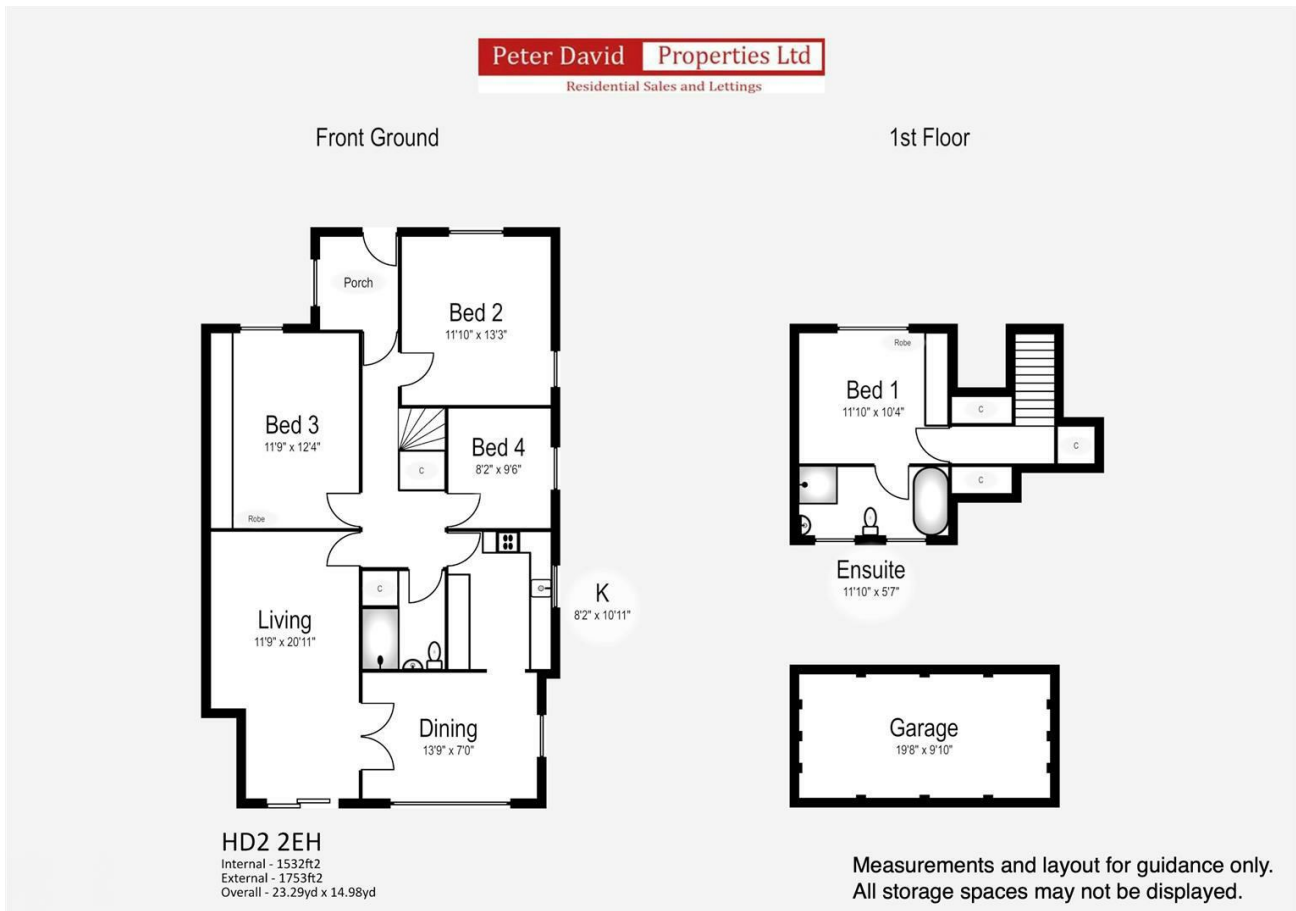
Hybrid Map



Terrain Map



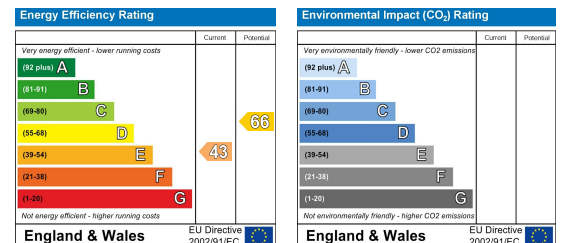
Floor Plan



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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