Peter David Properties Ltd

Residential Sales and Lettings

4 Crest Court

Lindley, Huddersfield, HD3 3ZE

Offers in the region of £270,000

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Groundfloor:

Entrance Hallway
Enter this stunning property via a composite door into a spacious hallway with hi-gloss tiled flooring. Underfloor heating flows throughout the ground floor. Access to ground floor WC, living room, kitchen/diner and utility. Carpeted stairs with a feature oak and glass balustrade rise up to first floor.

Groundfloor WC
A modern and spacious ground floor WC benefiting from underfloor heating and tiled flooring. Comprising of WC, wash basin with vanity unit, illuminated mirror and PVCu privacy window to front aspect.

Living room
A spacious living room with grey carpet and feature panelled wall. A large PVCu bay window provides plenty of natural light.

Kitchen/Diner
To the rear of the property is this open plan kitchen diner with hi-gloss tiled flooring and underfloor heating. Comprising of: hi-gloss matching wall and base units, quartz worksurfaces and tiled spashbacks. Integrated appliances comprise of: an electric oven, an electric hob, an extractor, a fridge freezer, a dishwasher and an inset 1.5 sink underneath a PVCu window overlooking the rear garden. There is ample space for a dining table and there are bi-fold doors leading out to the rear garden. Benefiting from a walk in storage cupboard.

Utility
A useful utility with hi-gloss tiled flooring and underfloor heating. Comprising of hi-gloss matching wall and base units, quartz worktops an integrated washer and an inset sink. A composite doors leads out to the side.

First Floor:

Landing
Carpeted stairs with feature oak and glass balustrade leads up to the second floor. Access to two double bedrooms, single bedroom and house bathroom.

Bedroom Two
To the front of the property is a double bedroom with wood panelled sliding fitted wardrobes. Twin PVCu windows overlook the front garden.

Bedroom Three
To the rear is a second double bedroom with PVCu window to rear elevation.

Bedroom Four
A single bedroom with PVCu window to rear elevation

House Bathroom
A modern and spacious house bathroom with tiled flooring and underfloor heating. Comprising of WC, a wash basin with vanity unit, a modern free standing bath and a corner shower unit with glass panel and glass door. Benefiting from a ceramic towel rail, illuminated mirror and a PVCu privacy window to side elevation.

Second Floor:

Master Bedroom
A spacious double bedroom with grey carpet. Two large Velux windows provide plenty of natural light. Access to en-suite.

En-Suite
A modern en-suite with underfloor heating, stylish tiled flooring with a matching tiled wall. Comprising of WC, a wash basin with vanity unit, a corner shower unit with an electric shower. Benefiting from a ceramic towel rail and a Velux window.

Exterior

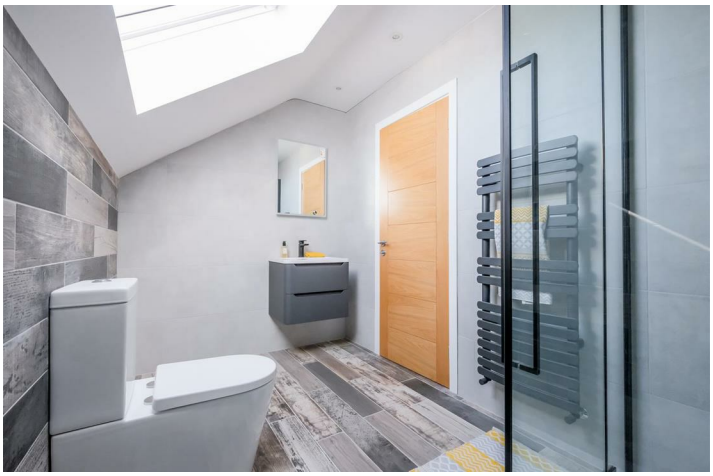
To the rear of the property is an enclosed garden with a flagged patio area and a lawn. To the side is a blocked paved patio area and a decorative gravelled space. To the front there are two blocked paved driveways with parking for three cars and a decorative gravelled area.

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.

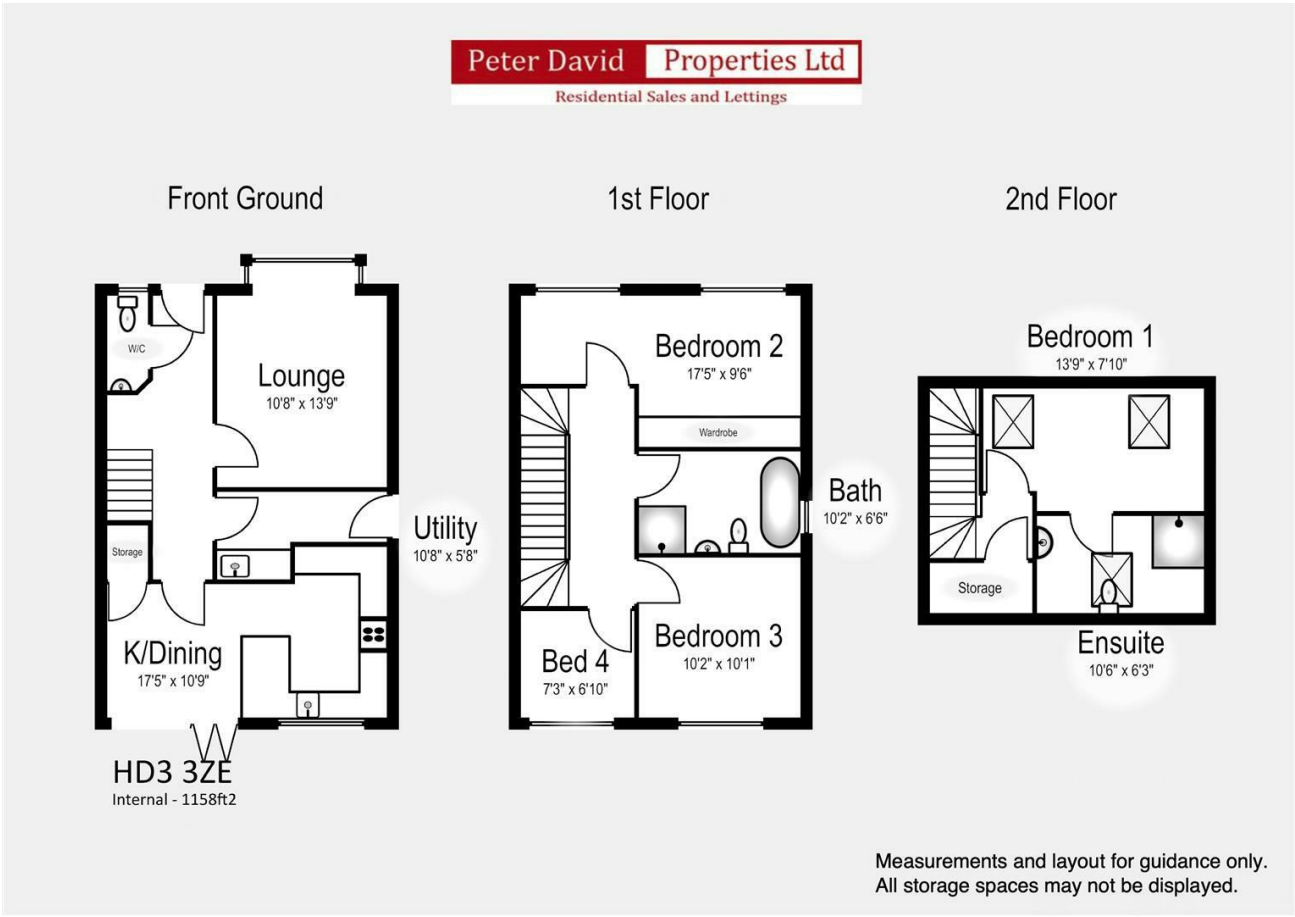


Road Map

Hybrid Map

Terrain Map

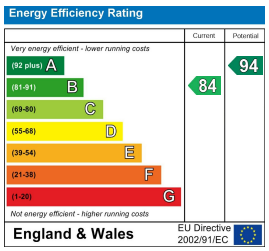
Floor Plan

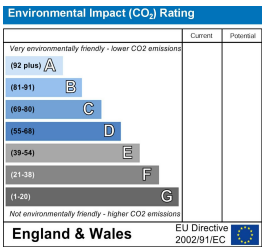


Viewing

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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