

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 4 Robin Hood Road

Brackenhall, Huddersfield, HD2 1NR

Offers in the region of £285,000



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## Entrance Hallway

Enter the property via a composite door into the entrance hallway with laminate wood flooring. Access to the living room, dining room, ground floor WC, and kitchen diner. Carpeted stairs rise to the first floor accommodation.

## Ground Floor WC

A useful ground floor WC with laminate flooring. Comprising of: a WC, a wash basin with tiled splashback and a PVCu privacy window to the front aspect.

## Living Room

A spacious living room with a gas fire on a marble hearth and marble surround makes a perfect focal point. There is a PVCu bay window to the front aspect providing plenty of natural light.

## Dining Room

A spacious second reception room currently used as a dining room, but could be used for a variety of purposes. PVCu patio doors lead out to the rear garden.

## Kitchen/Diner

To the rear of the property is this open plan kitchen diner with vinyl flooring, wood effect matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of : a gas oven, a four ring gas hob, an extractor fan and a 1.5 stainless steel sink and drainer sitting under a PVCu window overlooking the rear garden . There is additional space for a dishwasher and a fridge freezer. Access to the utility room.

## Utility

A useful utility room with vinyl flooring. Benefitting from a laminate work surface with tiled splashbacks. There are two further spaces for appliances, one with plumbing for a washing machine. Access to the garage and a composite door to the rear garden.

## Landing

Carpeted stairs rise to first floor accommodation. There is access to all four bedrooms and the house bathroom.

## Master Bedroom

A tastefully decorated master bedroom with a PVCu window to the front aspect. Access to the en-suite.

## En-suite

A partially tiled en-suite with tiled flooring. Comprising of: a WC, a wash basin and a shower cubicle with a glass door. PVCu privacy window to the side aspect.

## Bedroom Two

A second spacious double bedroom with PVCu window to the rear aspect.

## Bedroom Three

A third double bedroom with PVCu window to the rear elevation.

## Bedroom Four

A generous single bedroom currently used as an office with PVCu window to the front aspect.

## Bathroom

A partially tiled house bathroom with tiled flooring. Comprising of: a WC, a wash basin and a bath with overhead shower and glass screen. There is a useful

storage cupboard and a PVCu privacy window to the side aspect.

### Exterior

To the rear of the property is a private and enclosed garden with a lawn and paved areas. To the front of the property is a tarmac driveway (with off-road parking for two cars) leading to a single garage benefitting from electrics.

### Garage

An integrated garage perfect for storage with an up and over door leading to the driveway.

### 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.



