

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 43 Broadgate Crescent

Huddersfield, HD5 8HU

Price guide £249,950



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## Entrance hallway

Enter the property via a white PVCu door into a hallway providing access to the kitchen/diner and lounge with stairs rising to first floor. Solid Wood window to front aspect.

## Kitchen/diner

A modern, recently fitted kitchen/diner with high specification cashmere gloss matching wall and base units and gloss laminate worktops. There is ornate tile effect vinyl flooring to the kitchen area and laminate flooring to the dining area. Integrated appliances comprise; an oven, a microwave and grill, a ceramic hob, an extractor fan, a dishwasher and a washing machine. Also benefiting from a stainless steel sink and drainer and a useful storage cupboard housing the boiler. The dining area provides ample space for a dining table and also features a useful breakfast bar. This open plan kitchen/diner provides access to the conservatory and the living room. PVCu window and door to side providing access onto the driveway.

## Living room

A generous sized dual aspect living room allowing plenty of natural light from a large PVCu window to the front aspect also sliding PVCu doors to the rear leading to the conservatory. A gas fire sits on a marble effect surround providing an attractive focal point and there is a small alcove at the back of the room which is currently being used as an office space.

## Conservatory

This large conservatory extending the width of the property provides an ideal additional space for various purposes. Benefiting from laminate flooring and PVCu double doors leading out into the rear garden.

## Landing

A spacious landing area providing access to bedrooms, WC and bathroom. PVCu window to side aspect.

## Bedroom one

A large double master bedroom with PVCu window to rear elevation. There is fitted furniture offering plenty of useful storage space.

## Bedroom two

A second double bedroom with PVCu window to front elevation.

## Bedroom three

A third double bedroom with PVCu window to rear elevation.

## WC

A partially tiled WC with a sink inset in a vanity unit, laminate flooring and a PVCu frosted window to side aspect.

## Bathroom

A fully tiled bathroom with a three piece suite, briefly comprising; a shower cubicle, a bath and a hand basin. This modern bathroom features tile effect vinyl flooring and benefits from a heated chrome towel rail, mirrored wall cabinet and a PVCu privacy window to the side elevation.

## Exterior

Externally this property boasts a large rear enclosed garden with a lawn area and mature shrubs. There is a summer house with power and light which could be utilised as a home office. To the front is an attractive lawn surrounded by flower beds. There is a single garage and a driveway providing off-road parking for up to three cars.

## 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



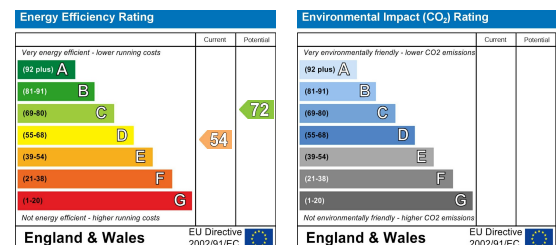
## Floor Plan



## 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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