

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 60 Almondbury Bank

Moldgreen, Huddersfield, HD5 8HF

Offers in the region of £110,000



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\* ATTENTION FIRST TIME BUYERS AND INVESTORS \*  
THREE BEDROOM STONE BUILT END TERRACE \* CLOSE  
TO HUDDERSFIELD TOWN CENTRE \*

Peter David Properties are pleased to present to the open market this THREE DOUBLE BEDROOM, STONE BUILT END TERRACE located in the popular residential location of ALMONDBURY. The property is situated only a short walk to Huddersfield town centre and provides accommodation across three floors. To the ground floor the property comprises an entrance hallway and a kitchen/living area. To the lower ground floor is a utility room, a double bedroom and a fully modernised house bathroom. To the first floor is a further two double bedrooms and a house bathroom. Externally there is a paved area to the front of the property.

The property is located in the picturesque village of Almondbury with all its amenities within. Just a short drive to Huddersfield Town centre, it is a perfect location to access surrounding cities such as Leeds and Manchester via local transport links or the M62 network. There are a number of excellent schools within close proximity.

Book your viewing today!

## Ground Floor -

### Entrance Hallway

Enter the property through a PVCu door with two privacy glass panels into the entrance hallway. Access to the living room and stairs rising to first floor accommodation.

### Kitchen/Living Room

A living/kitchen area. The kitchen has wood wall and base units with laminate worksurfaces, tiled splashbacks and wood effect vinyl flooring. It provides a number of integral appliances including an electric oven, electric hob and a stainless steel sink and drainer. There is additional space for two free-standing appliances. The living area has a wood and tiled fireplace and built-in shelving units. There are stairs leading down to further accommodation.

## Lower Ground Floor -

### Bedroom One

A generous double bedroom with PVCu door and window to the front of the property.

### Bathroom

A fully modernised house bathroom comprising a three-piece suite; a concealed cistern WC, a wash basin inset in a white gloss vanity unit, a chrome towel rail and a corner shower cubicle with a glass screen. PVCu privacy window to the rear.

### Utility Room

A useful utility room with vinyl flooring and space for a free-standing appliance with plumbing for a washing machine.

## First Floor -

### Landing

Access to bedroom two, three and the house bathroom. PVCu window to the rear.

### Bedroom Two

A second double bedroom with PVCu window to front elevation

### Bedroom Three

A further double bedroom with PVCu window to front elevation.

### House Bathroom

A partially tiled house bathroom with WC, hand basin and bath with overhead shower. Vinyl flooring.

### Exterior

Externally the property has a paved area to the front.

### 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.



