

Peter David

Properties Ltd

Residential Sales and Lettings



34 Fell Grove

Huddersfield, HD2 1NQ

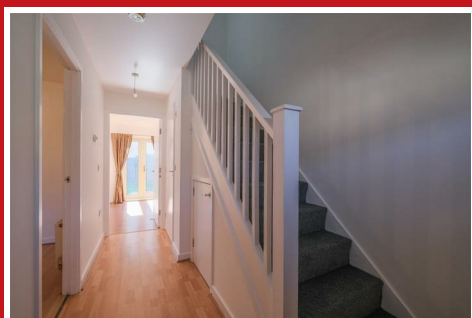
£230,000



34 Fell Grove

Brackenhall, Huddersfield, HD2 1NQ

£230,000



Welcome to this delightful three-bedroom townhouse located in the sought-after area of Fell Grove, Huddersfield. This impressive property offers generous accommodation spread over three well-designed floors, making it perfect for families or those seeking extra space.

As you enter through the hallway, you will be greeted by a bright and airy living room that features double French doors, leading out to a charming south-facing garden. This outdoor space is ideal for enjoying sunny days and entertaining guests. A separate kitchen diner provides a great space for the family to eat together and the large master bedroom suite is a standout feature, complete with en-suite facilities, providing a private retreat for relaxation.

In addition to the spacious interiors, this townhouse benefits from a garage and a driveway, ensuring ample parking and storage options. The property is conveniently situated close to local schools and amenities, making it an ideal choice for families and professionals alike.

With no onward chain, this home is ready for you to move in and make it your own. Don't miss the opportunity to view this property in a desirable location.

*** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ***

Entrance Hallway

Leading in from the front of the home providing access to the living room and kitchen diner as well as a downstairs w/c. With laminate flooring and a light neutral colour scheme.

Living Room

A well sized living room with French doors overlooking the rear garden. The south facing aspect provides natural light

and there are two wall mounted radiators to heat the space.

Kitchen Diner

Overlooking the front of the home, the kitchen diner has wooden base and wall units providing ample workspace and storage space. There is room for a fridge freezer, washing machine and dishwasher and the kitchen features a built in oven, hob and extractor as well as a stainless steel sink and drainer.

W/C

A ground floor w/c with a hand basin.

Bedroom One

Situated on the second floor with a staircase leading up into this large double bedroom, there is a Velux window to the south aspect and additional windows overlooking the front of the property. With new grey carpets and a white colour scheme and access into the en-suite. At the bottom of the stairs is an area which could be used as a small study or dressing space. .

En-Suite

With a corner shower, hand basin and w/c, there is also a Velux window and laminate flooring.

Bedroom Two

A double bedroom overlooking the rear garden with white walls and new grey carpets.

Bedroom Three

A double bedroom to the front aspect with white walls, new grey carpets and built in wardrobes

Bathroom

With a bath tub and over bath shower, hand basin and w/c, the bathroom has a cupboard for storage which also houses the boiler.

Garage

Adjacent to the property, the garage is the end one of three with a driveway providing a parking space in front of it.

External

With a lawn and pathway to the front of the home, there is a private garden to the rear with fencing to the borders, a mature lawn and patio area.

Directions

For Satnav please use the postcode HD2 1NQ

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Road Map



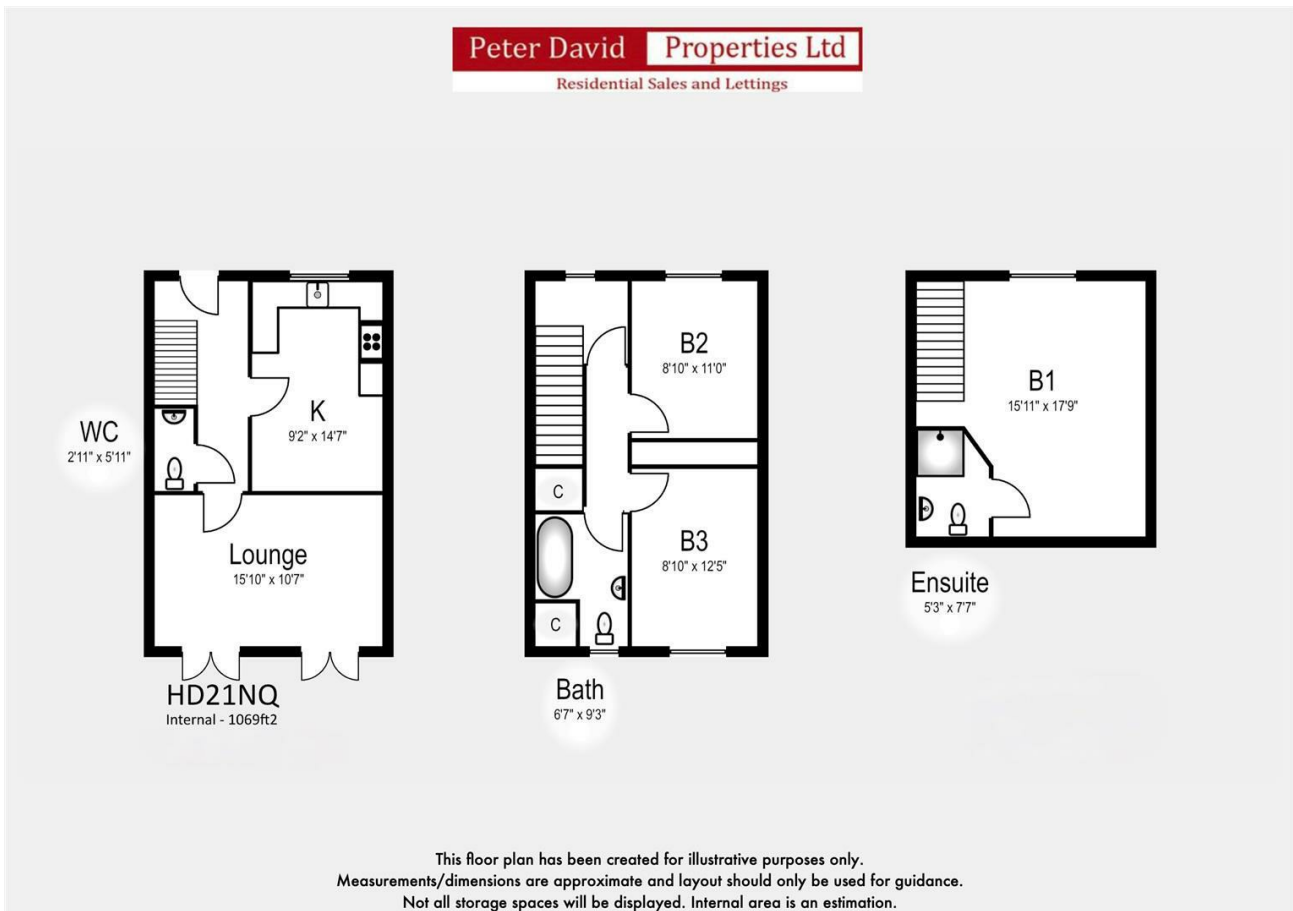
Hybrid Map



Terrain Map



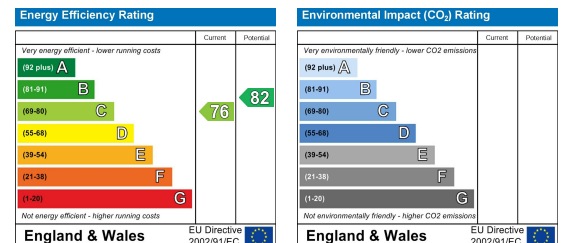
Floor Plan



Viewing

Please contact us on 01484 719191 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.