

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 15 Rosemeade Court

Almondbury, Huddersfield, HD5 8FA

Offers in the region of £275,000



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## Ground floor:-

### Entrance Hallway

Access the property via a composite door with privacy glass side panel into this spacious hallway. Laminate flooring flows throughout the groundfloor. Access to the utility, WC, office/snug and integral garage door. Stairs rise to the first floor.

### Utility

A spacious utility having base units, stainless steel sink and drainer, laminate worksurfaces and laminate flooring. There is one free standing space for a washing machine.

### Office/Snug

A useful additional reception room which could be used for a variety of purposes, i.e., office/snug/playroom or bedroom.

### WC

A ground floor WC with a modern wash basin with vanity unit and tiled splashback.

## First floor:-

### Open Plan Kitchen/Dining/Living Room

To the first floor is this spacious and modern open L-shaped kitchen/dining/living area. The kitchen has modern wall and base units with laminate worksurfaces, laminate flooring and a stainless steel sink and drainer under a PVCu window overlooking the rear garden. Integrated appliances comprise of: an eye level electric oven, a fridge freezer, a dishwasher, a five ring gas hob and an extractor. PVCu patio doors lead out to the rear garden. There is ample space for a dining table

with the living area flowing through to the front of the house. Twin PVCu windows and central patio doors with a Juliet balcony allow plenty of natural light to flow in.

## Second floor:-

### Bedroom One

To the front of the property is a large double bedroom with a PVCu window providing splendid views to Mirfield. Benefiting from a built in storage cupboard. Access to the en-suite.

### En-Suite

A modern and spacious partially tiled en-suite with vinyl flooring. Comprising of : WC, wash basin with vanity unit and a shower with a glass door. Benefiting from a chrome towel rail and mirrored cabinet. PVCu window to side aspect.

### Bedroom Two

To the rear of the property is a second double bedroom with PVCu window to rear elevation.

### Bedroom Three

A good sized single bedroom with PVCu window to the rear elevation.

### House Bathroom

A modern partially tiled house bathroom with vinyl flooring. Comprising of: WC, wash basin with vanity unit and bath with overhead shower. Benefiting from a chrome towel rail and PVCu privacy window to side aspect.

### Exterior

PVCu patio doors lead from the kitchen out to the rear private and enclosed garden. Benefiting from a paved

patio area with a surrounding timber fence. To the front is a tarmac driveway (off-road parking for two cars) leading to a single integral garage with an up and over door and electrics.

### 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



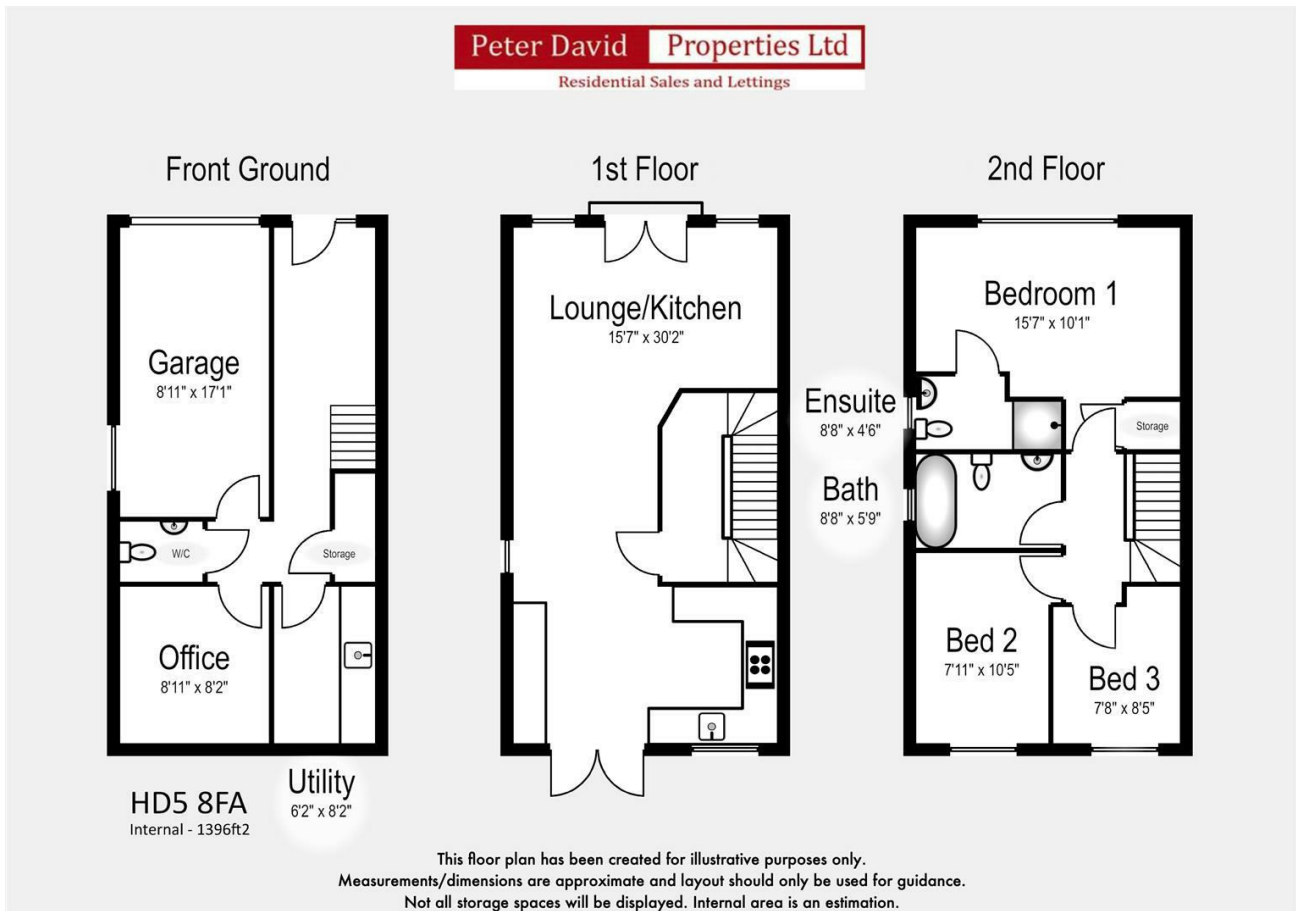
## Hybrid Map



## Terrain Map



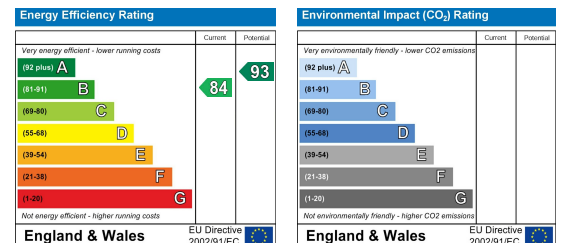
## Floor Plan



## 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk