

Peter David

Properties Ltd

Residential Sales and Lettings



60 Almondbury Bank

Moldgreen, Huddersfield, HD5 8HF

£850 Per month



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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.

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

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Front Ground

HD5 8HF
Internal - 797ft2

Lower Ground

Shower Room
5'7" x 9'10"

Bathroom
6'3" x 5'8"

1st Floor

Bedroom 2
9'6" x 9'2"

Bed 3
8'6" x 11'2"

Measurements and layout for guidance only.
All storage spaces may not be displayed.

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

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|---|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | | |
| <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(15-48) D</p> <p>(9-34) E</p> <p>(1-33) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |

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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