

Peter David

Properties Ltd

Residential Sales and Lettings



3 Savile Place

Crossley Hill, Mirfield, WF14 0AL

£299,950



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Entrance Hallway

Enter the property via a composite door into this spacious entrance hallway, there are ceramic tiles to the floor which flow through to the kitchen/diner. Stairs rise to the first floor and access to living room, kitchen/diner and WC.

Ground floor WC

A partially tiled modern WC/cloakroom comprising of: WC, sink and benefiting from a mirrored wall cabinet and solid oak door.

Living Room

A spacious living room with a neutral carpet benefiting from dual aspect PVCu windows providing plenty of natural light.

Kitchen/Diner

The hub of the home is this luxury modern kitchen diner with ceramic tiled flooring, cashmere matching wall and base units, granite worksurfaces and tiled splashbacks. Integrated appliances comprise of: an eye level double electric oven, a Belling electric hob, an extractor and a ceramic sink and drainer under a PVCu window. There is one free standing space for an American fridge/freezer and ample space for a family dining table. PVCu patio doors lead out to the rear and a further PVCu window to side and front aspect Access to utility room

Utility

A spacious utility with ceramic tiled flooring, matching wall units, and two free standing spaces for appliances, one with plumbing for a washing machine. Composite door leads out to the rear.

Landing

A neutral carpet flows up the stairs to the landing with access to all bedrooms and further woodern staircase leads up to the attic room. PVCu window to rear aspect.

Master Bedroom

A double bedroom with a neutral carpet. PVCU window to front elevation and access to en-suite.

En-Suite

A fully tiled en-suite with laminate flooring. Comprising of: WC, wash basin with vanity unit and a corner shower with glass sliding doors. Benefiting from a ceramic black towel rail, mirrored cabinet and PVCu privacy window to front elevation

Bedroom Two

A second double bedroom with PVCU window to front aspect.

Bedroom Three

A third double bedroom with PVCu window to side elevation.

Attic Room

A large converted attic space with neutral carpet. Benefiting from under eaves storage and PVCU window to side elevation.

House Bathroom

A fully tiled house bathroom with laminate flooring. Comprising of: WC, a wash basin with underneath vanity unit, a bath with overhead shower and glass screen. Benefiting from a black ceramic towel rail, and mirrored wall cabinet. PVCu privacy window to side elevation.

Exterior

There is a paved enclosed garden to the side and front aspect. A block paved driveway provides off road parking for three cars. Also benefiting from a large L shaped shed.

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



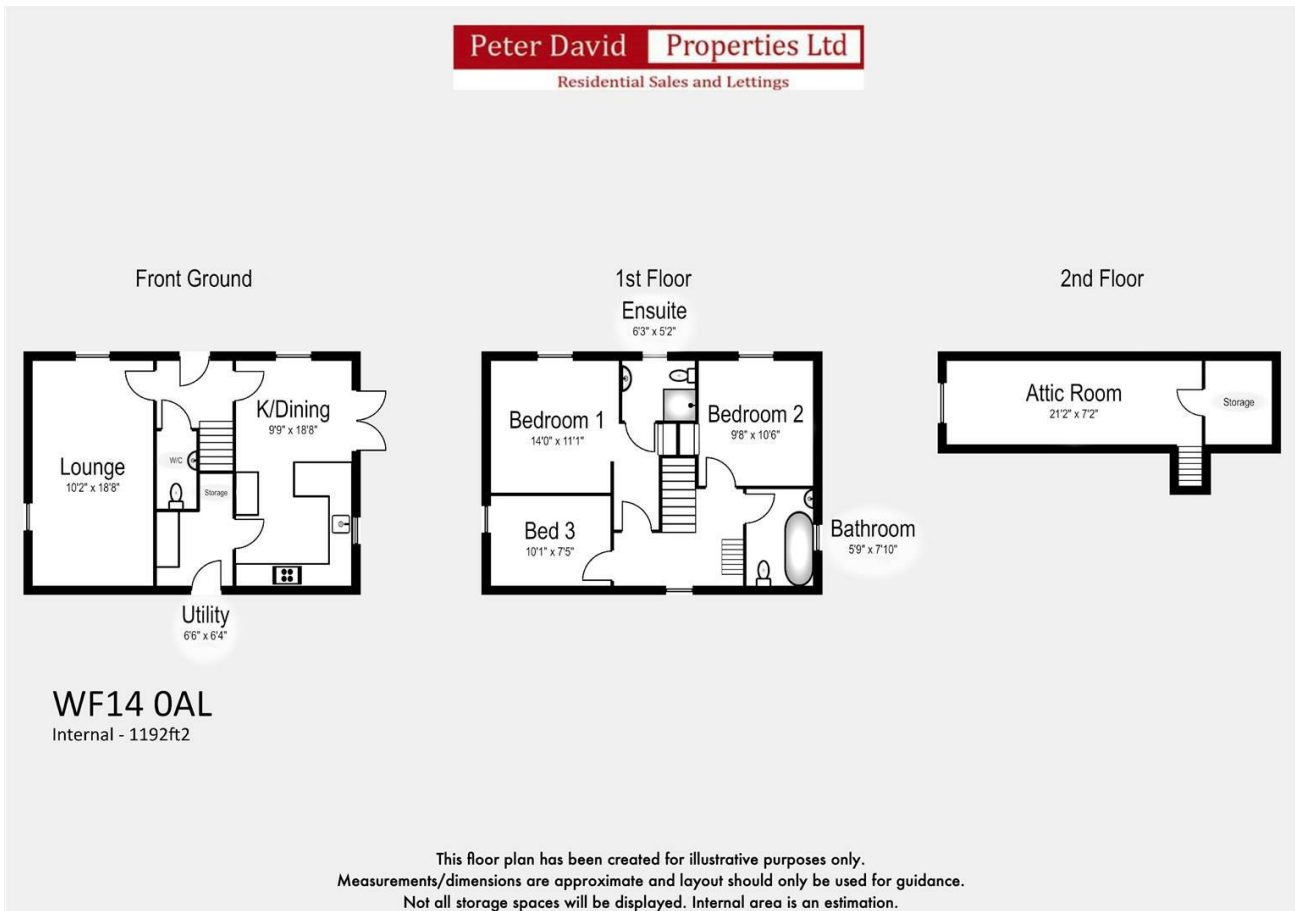
Hybrid Map



Terrain Map



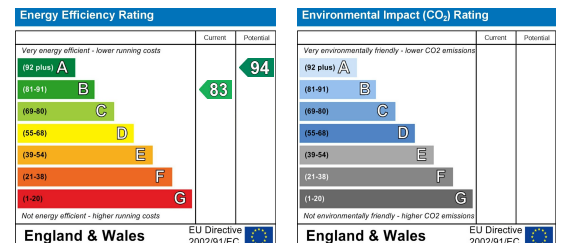
Floor Plan



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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