

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1 Highfields Court Highfields Road

Edgerton, Huddersfield, HD1 5NG

Offers in the region of £125,000





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## Entrance Hallway

Enter the building via a stunning communal artium with many period features. Access the apartment via a wooden door into the L-shaped hallway with laminate flooring and electric radiator. Access to all rooms.

## Kitchen

A kitchen with tiled flooring, hi-gloss matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: a double electric eye level oven, an electric hob, an extractor, an under counter fridge and freezer, a dishwasher, a washer/dryer and a 1.5 ceramic sink and drainer. There is one free standing space with plumbing for a washing machine.

## Living Room

A spacious living room with neutral carpet, feature fireplace with wood beam and electric radiator. Wooden window to side aspect.

## Bedroom One

A large carpeted double bedroom with wardrobes, electric radiator and wooden window to side

## Bedroom Two

A second double bedroom with electric radiator and wooden window to side aspect.

## House Bathroom,

A partially tiled house bathroom with tiled flooring. Comprising of: a WC, a wash basin, a shower cubicle with glass folding doors and a feature bath with tiled surround. Benefiting from chrome towel rails, a feature mirror over the bath and a storage cupboard .

## Exterior

Communal garden spaces, plenty of private parking and seating areas.

## 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

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Road Map



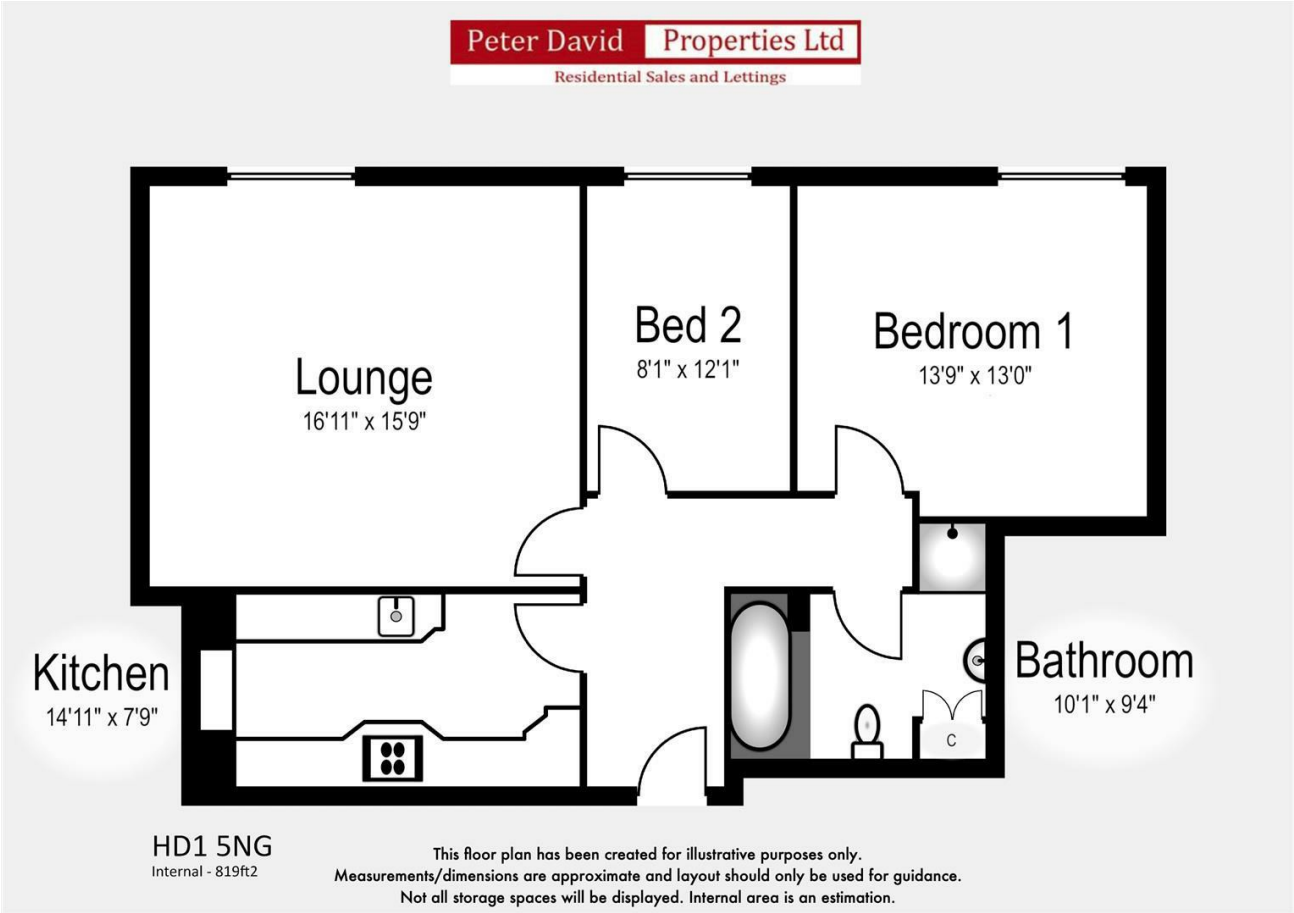
Hybrid Map



Terrain Map



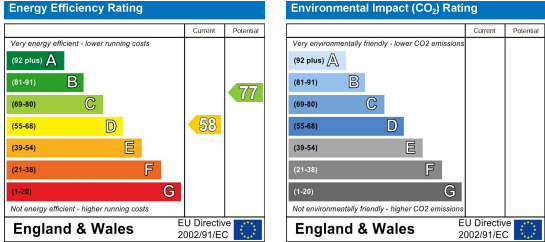
Floor Plan



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



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