

# Peter David

# Properties Ltd

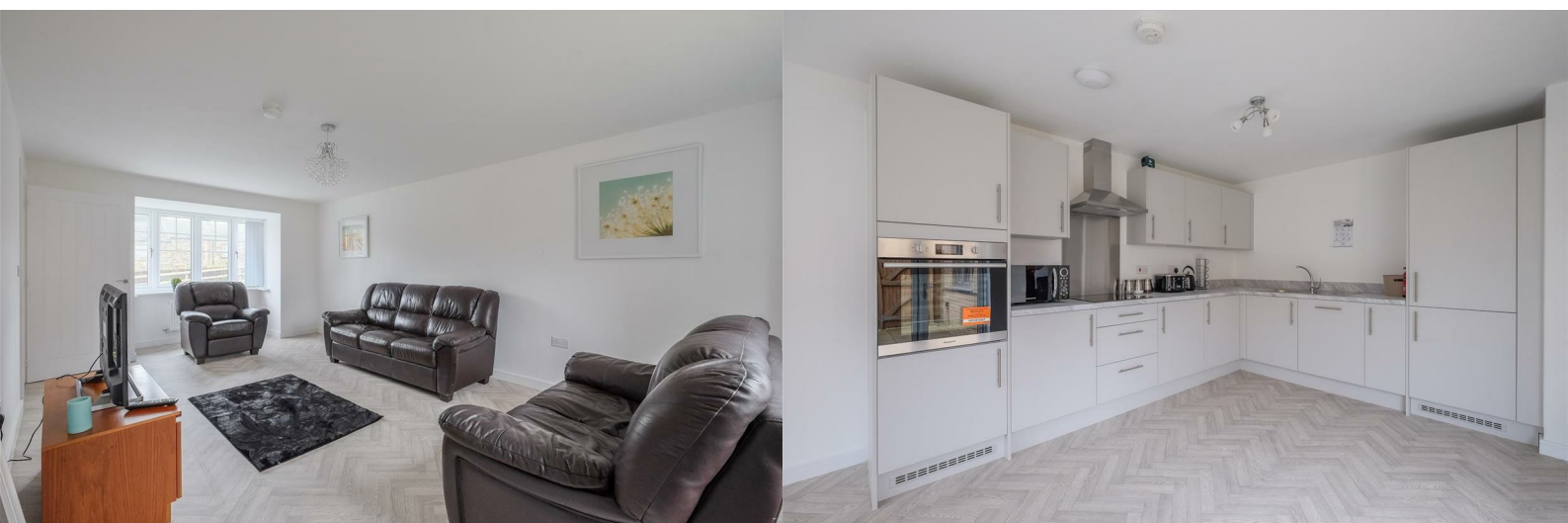
Residential Sales and Lettings



## 40 Redwing Close

Crosland Moor, Huddersfield, HD4 5FE

£350,000



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## Entrance Hallway

Enter this spacious property via a composite door into the hallway with laminate flooring flowing throughout the ground floor. Benefiting from understairs storage and access to living room, office, kitchen/diner, utility and ground floor WC.

## Ground floor WC

A large partially tiled ground floor WC with laminate flooring. Comprising of WC, a wash basin and a PVCu privacy window to side.

## Living Room

A dual aspect living room with laminate grey flooring. Access to kitchen.

## Kitchen/Diner

The hub of the house is the large modern kitchen diner with laminate flooring, grey matching wall and base units, and laminate worksurfaces. Integrated appliances comprise of: an eye level electric oven, and electric hob, an extractor, a fridge/freezer and a dishwasher. There is ample space for seating and a family dining table. Patio doors lead out to the rear garden and a further PVCu window to rear aspect provides plenty of natural light.

## Utility

A useful utility room with laminate flooring, base unit and laminate worksurfaces. There is one free standing space for a washing machine. Access to ground floor WC.

## Office

A useful room, which could be used for a variety of purposes. PVCu window to front aspect.

## Landing

A carpeted landing with access to all bedrooms. Benefiting from a loft hatch and large storage cupboard. PVCu window to rear aspect.

## Master Bedroom

A large double bedroom to the front of the property with grey carpet and PVCu windows to front and rear.

## En-Suite

A fully tiled en-suite with laminate flooring. Comprising of: WC, wash basin and a double shower with glass door. PVCu privacy window to side elevation.

## Bedroom Two

A second double bedroom with grey carpet and PVCu window to rear elevation.

## Bedroom Three

A third double bedroom with grey carpet and PVCu window to front aspect.

## Bedroom Four

A single bedroom with grey carpet and PVCu window to front aspect.

## House Bathroom

A fully tiled house bathroom with laminate flooring. Comprising of: WC, wash basin, and a bath. Benefiting from an extractor fan and PVCu privacy window to side elevation.

## Exterior

To the rear of the property is a large private and enclosed garden with a lawn and a paved patio area. To the front is a tarmac driveway with off-road parking for two cars, leading to a single detached garage.



## 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.

## Rental Agreement

The current landlord has agreed a five year lease with a care home company. The monthly rent on this property has been agreed at £1700 per calendar month. For more information on this please contact our office on 01484 817299.



Road Map



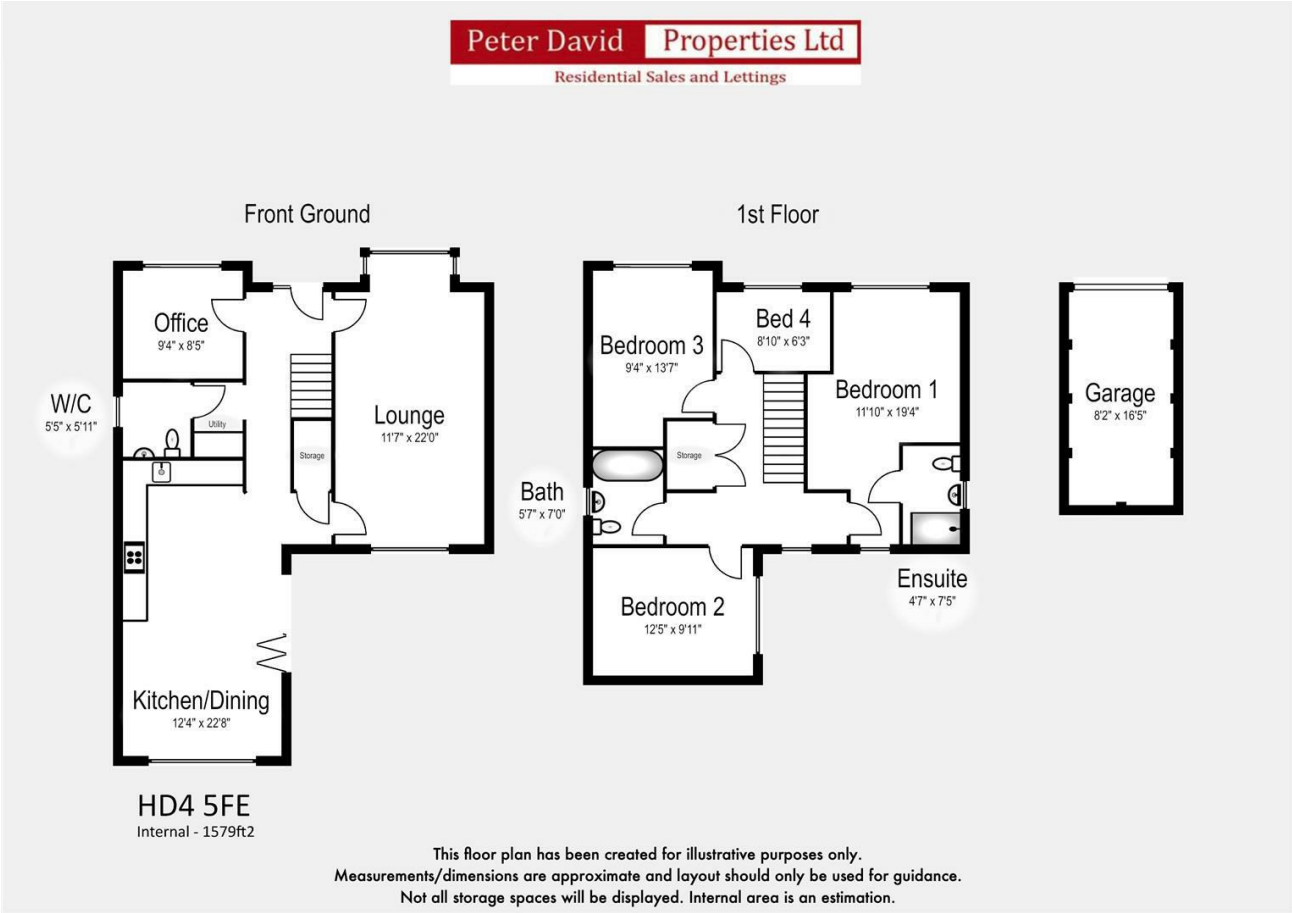
Hybrid Map



Terrain Map



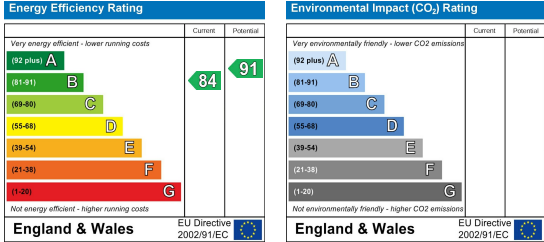
Floor Plan



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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