

Peter David

Properties Ltd

Residential Sales and Lettings



32 Grimescar Meadows

Birkby, Huddersfield, HD2 2DZ

Offers in the region of £450,000



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Entrance Hallway

Enter the property via a composite door into the hallway with carpeted flooring. Access to the ground floor WC, living room, dining room and kitchen. Stairs rise to the first floor accommodation.

Ground floor WC

A useful ground floor WC with a wash basin and tiled splashback. PVCu privacy window to front.

Living Room

This dual aspect living room runs the full width of the property and has an electric fire on a marble hearth with marble surround providing an ideal focal point. There are two PVCu windows to the front aspect and a PVCu patio door with glass side panels overlooking the rear garden. Splendid views across the Grimescar valley can truly be appreciated from the rear.

Dining Room

To the front is this carpeted dining room accessed via double wooden glass doors. Dual PVCu windows to front aspect provides plenty of natural light.

Kitchen

The kitchen is to the rear of the properties and also showcases the splendid views across the valley. It has vinyl flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of an eye level double electric oven, a gas hob with a stainless steel splashback, an extractor and a 1.5 stainless steel sink and drainer under a PVCu window overlooking the rear garden and the Grimescar valley. There are two free standing spaces for appliances, one with plumbing for a dishwasher. Access to the utility.

Utility

This utility has vinyl flooring, base units, laminate worksurfaces and a stainless steel sink and drainer. There are two free standing spaces for appliances, one with plumbing for a washing machine and one for a tall fridge freezer. A PVCu door leads out to the patio area.

Landing

Stairs rise to the first floor accommodation with a spindle and oak banister. A PVCu picture window overlooks the front garden. Benefiting from a large storage cupboard and access to a partly boarded loft. Access to all bedrooms and house bathroom.

Master Bedroom

To the rear of the property is the master bedroom with fitted wardrobes. A PVCu window overlooks the rear garden and provides splendid views across the valley. Access to the en-suite.

En-Suite

A modern partially tiled en-suite with tiled flooring. Comprising of a concealed cistern WC with built in cupboards, a wash basin with vanity unit and a shower with acrylic panelling a rainhead shower, hand held shower attachment and glass sliding door. Benefitting from a ceramic towel rail and a PVCu privacy window to rear aspect.

Bedroom Two

A second double bedroom with fitted wardrobes. A PVCu window to rear aspect.

Bedroom Three

A third double bedroom with fitted wardrobes. A PVCu window to front elevation.

Bedroom Four

A large single bedroom with fitted wardrobes. A PVCu window to front elevation.

House Bathroom

A partially tiled house bathroom with tiled flooring. Comprising of: a WC, a wash basin, a bath with a hand held shower attachment and a glass folding screen. Benefitting from a chrome towel rail, a mirrored cabinet, a mirror, a towel rail and a glass shelf.

Exterior

To the rear of the property is a private and enclosed tiered garden. The top tier is an Indian stone patio with and iron balustrade showcasing the fine views across the valley. Steps

lead down to a lawn with herbaceous borders and further steps lead down to a gravelled area. At this level there is a decked area with a pergola providing an ideal area for entertaining guests or relaxing with the family. A side gate leads you to the driveway and garage. To the front is a tarmac driveway (off-road parking for three cars) leading to a double garage benefiting from electrics and lighting. A paved pathway leads to the front door with gravelled areas to the side and a raised bed with a lawn and herbaceous borders.

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



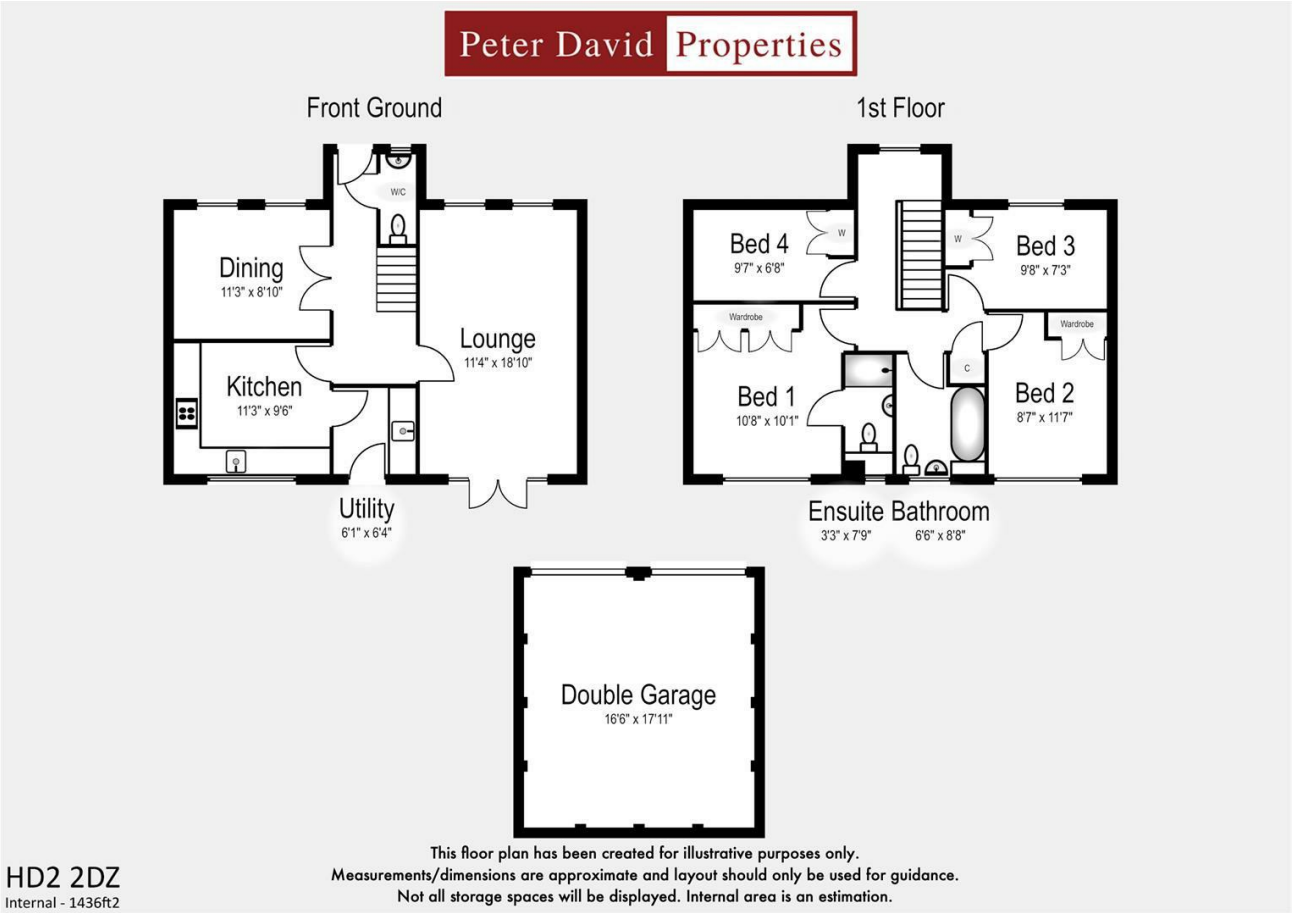
Hybrid Map



Terrain Map



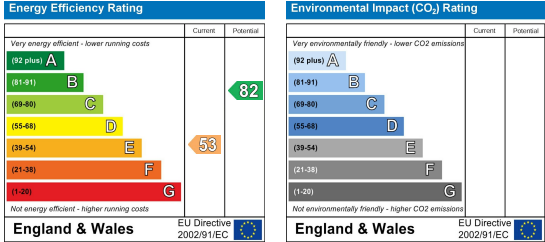
Floor Plan



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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