

Peter David

Properties Ltd

Residential Sales and Lettings



24 Prospect Road

Longwood, Huddersfield, HD3 4UZ

Offers in the region of £279,950



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Entrance Vestibule

Enter the property via a composite door into the entrance hallway. Tiled flooring throughout with access to the ground floor WC and carpeted stairs rise to the first floor accommodation.

Ground Floor WC

A partially tiled WC with tiled flooring. Comprising of; a WC and a wash basin.

First Floor Landing

Access to the living room and kitchen/diner. PVCu window to the front aspect.

Kitchen/Diner

The hub of the house is this spacious kitchen/diner with hi gloss matching wall and base units, laminate worktops and wood effect laminate flooring. Integrated appliances comprise; a dishwasher, a washing machine, an eye level oven and grill, a four ring induction hob, a modern extractor fan, there is a freestanding space for a fridge freezer. This kitchen also benefits from an inset composite sink and drainer which sits in front of the large PVCu window to the rear aspect, a large central island with seating for four people and ample space for a dining table. PVCu french doors allow plenty of natural light and lead out into the rear garden.

Living Room

A spacious and well appointed living room, benefitting from a gas fire with marble hearth and wood surround. Two PVCu windows set to the front aspect.

Second Floor Landing

Carpeted stairs rise to the second floor accommodation. Access to all bedrooms and the house bathroom.

Master bedroom

A double bedroom with a grey carpet, benefitting from fitted wardrobes. PVCu window to the front elevation and access into the en suite.

En-suite

A fully tiled en-suite comprising of; a WC, a wash basin and a corner shower with a glass screen.

Bedroom Two

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

Bedroom Three

A third double bedroom with a grey carpet and PVCu window to the rear elevation.

House Bathroom

A modern fully tiled house bathroom with three piece suite briefly comprising; a WC, a wash basin inset in a vanity unit and a bath with a overhead shower and glass screen. The bathroom also benefits from a chrome towel rail. PVCu privacy window to the side elevation.

Exterior

To the rear is a large private and enclosed garden with a paved patio area, lawn and raised decked area. There is a single garage and parking for two cars at the front of the property. The property also benefits from an EV Charger.

Mortgages

We recommend Chris Terry at Naomi Financial, 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**

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Road Map



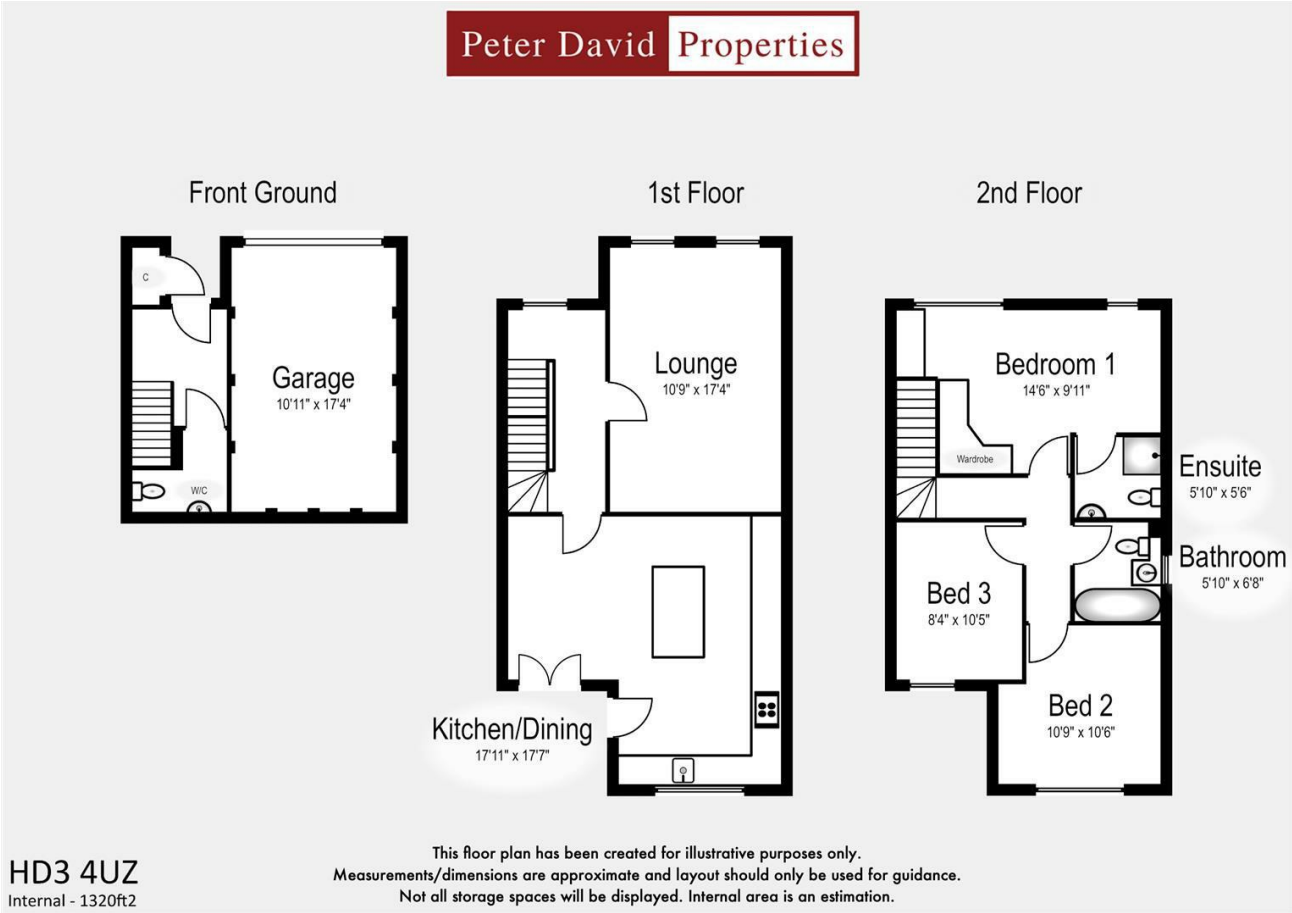
Hybrid Map



Terrain Map



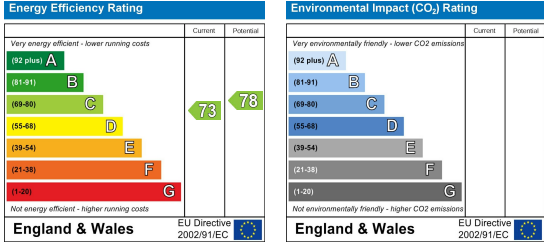
Floor Plan



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



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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