

Peter David

Properties Ltd

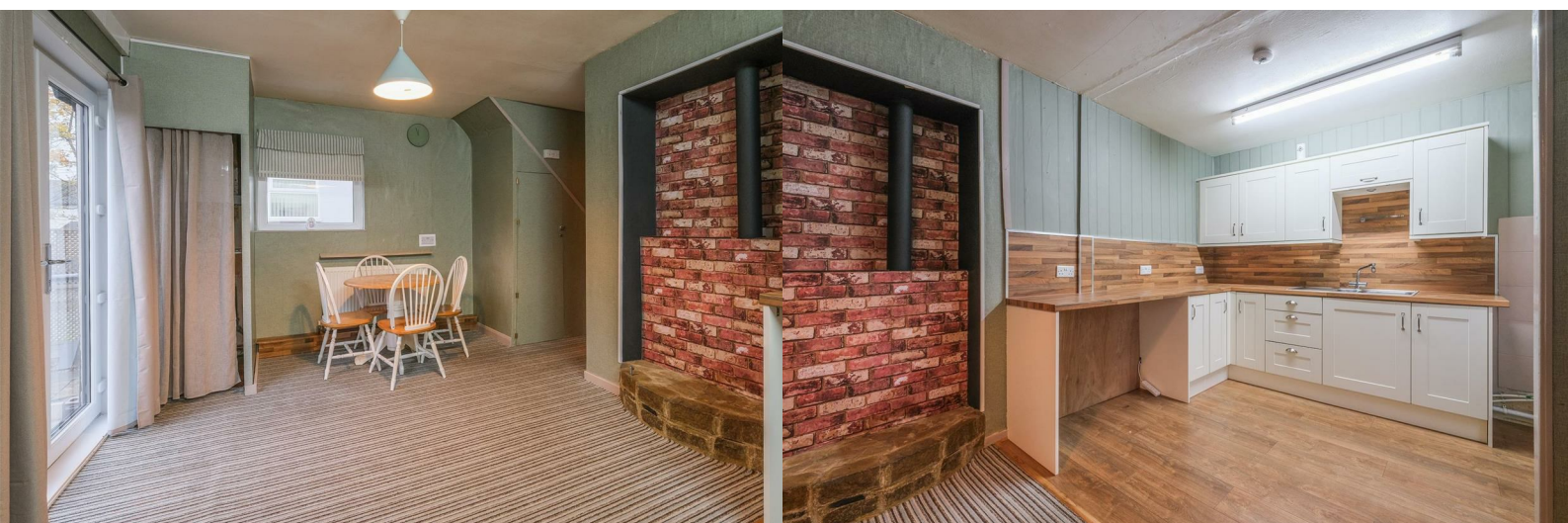
Residential Sales and Lettings



8 Staynton Crescent

Bradley, Huddersfield, HD2 1RL

Offers in the region of £165,000



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Entrance Hallway

Enter the property via a PVCu door into the hallway carpeted flooring. Carpeted stairs rise to the first floor and there is access to the kitchen diner and living room.

Living Room

A spacious living room with an inset electric fire and a PVCu bay window to front aspect.

Kitchen/diner

To the rear of this property is the kitchen/diner with laminate flooring and carpet, cream wall and base units, laminate worktops and laminate worksurfaces. There are three free standing spaces, one with plumbing for a washing machine. There is a 1.5 stainless steel sink and drainer integrated and a storage cupboard containing the boiler. Benefiting from ample space for a dining table, PVCu patio doors to the rear and in addition a PVCu door to the rear.

Landing

Carpeted stairs rise to the first floor accommodation. There is a privacy PVCu window to the side aspect and the benefit of a storage cupboard. There is access to all three bedrooms and the house bathroom as well as loft access.

Bedroom One

To the rear of the property there is a large double bedroom with a fitted wardrobe and PVCu window to rear elevation.

Bedroom Two

To the front of the property there is a second large double bedroom with a fitted wardrobe and PVCu window to front elevation.

Bedroom Three

A third bedroom to the front of the property. A PVCu window to the front aspect.

House Bathroom

A fully tiled house bathroom with laminate flooring. Comprising of: A WC, a wash basin and a walk-in overhead shower and glass screen. PVCu privacy windows to rear and side elevation.

Exterior

To the rear of the property there is a private and enclosed garden with two patio areas and a lawn area. To the front is a driveway with off-road parking for one car and a feature pebbled area.

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

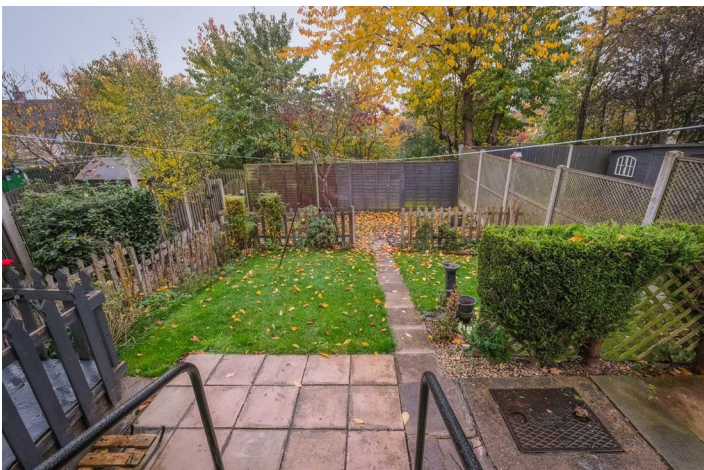
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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



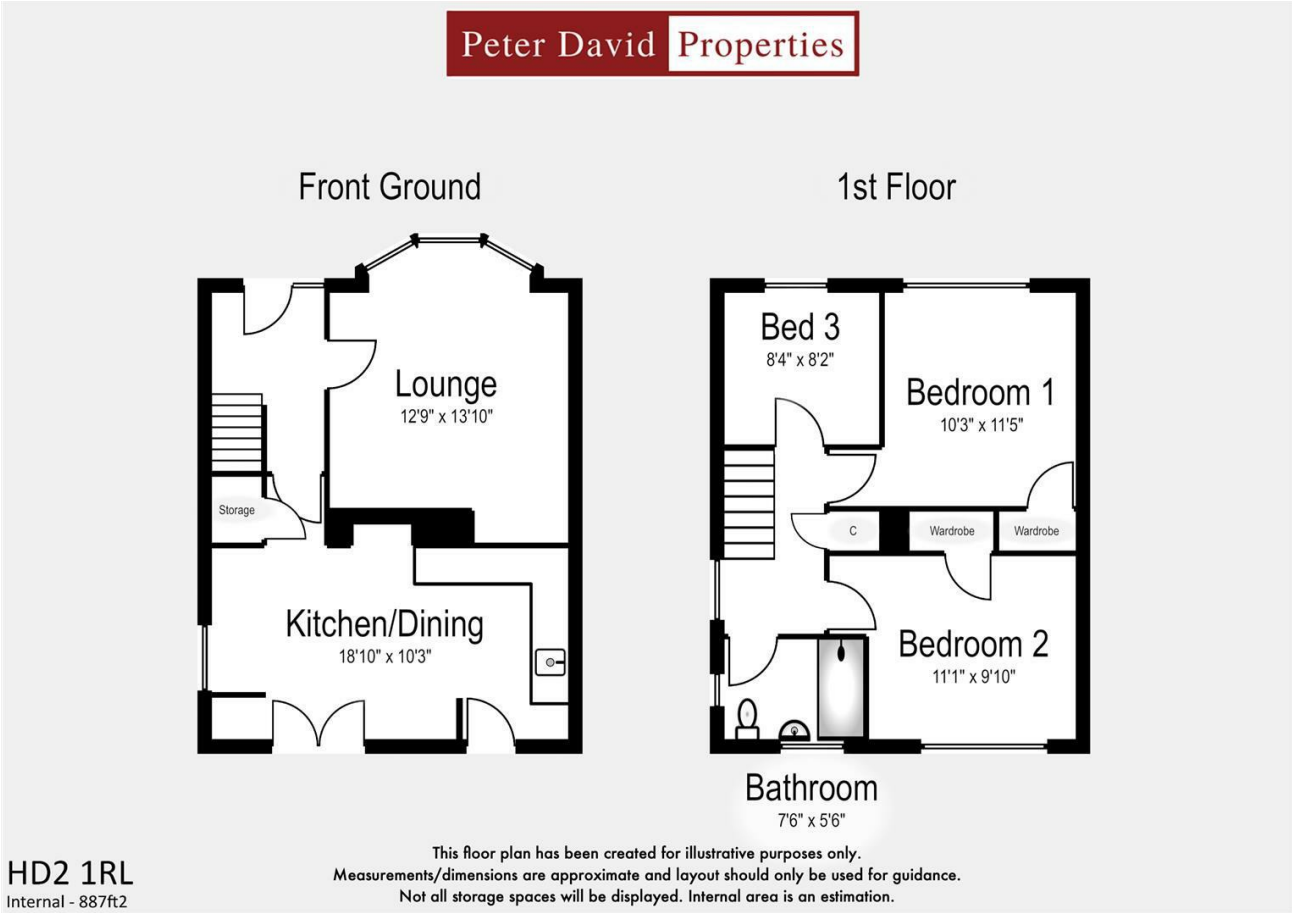
Hybrid Map



Terrain Map



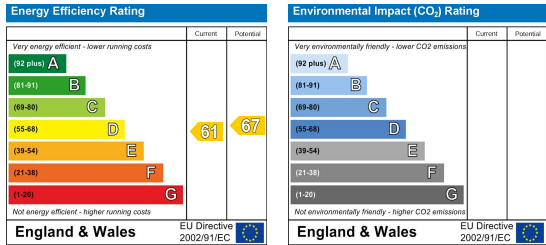
Floor Plan



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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