Peter David Properties Ltd

Residential Sales and Lettings

1 East Close

Huddersfield, HD2 1BX

£185,000

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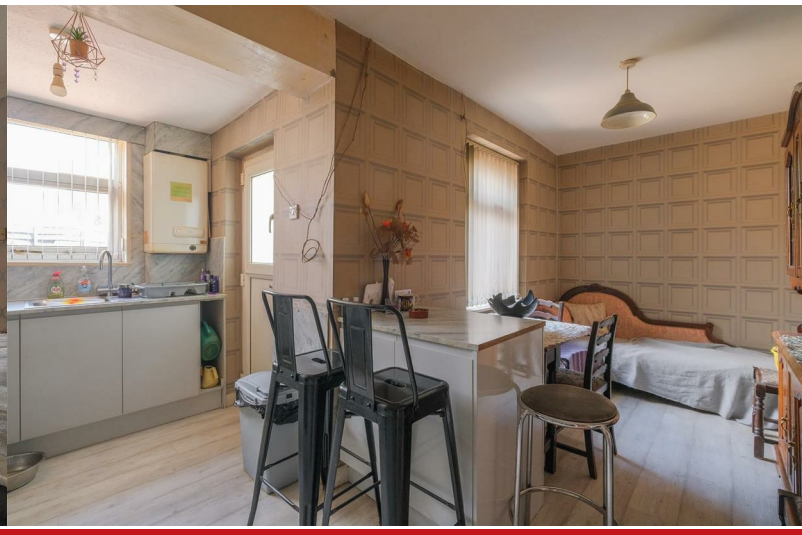


1 East Close

Cowcliffe, Huddersfield, HD2 1BX

£185,000

Situated on East Close, Huddersfield, this extended four-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts spacious accommodation, making it an ideal family home.

As you enter, you will be greeted by a welcoming atmosphere that flows throughout the house. The generous living spaces are designed to cater to modern living, providing ample room for relaxation and entertaining. The property features a utility space, which adds practicality to daily chores, and a charming garden room that invites you to enjoy the beauty of the outdoors from the comfort of your home.

The front and rear gardens offer a delightful outdoor space for children to play or for hosting summer gatherings. Additionally, the property includes a garage and a driveway, ensuring that parking is never a concern.

Conveniently located close to local amenities and transport links, this home provides easy access to everything you need, from shops to schools, making it a perfect choice for families and professionals alike.

In summary, this four-bedroom semi-detached house in East Close is a wonderful opportunity for those seeking a spacious and well-located family home. With its attractive features and proximity to essential services, it is sure to appeal to a wide range of buyers.

** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. **

Living Room
A spacious living room overlooking the front of the home with a gas fire as the focal point. With wall mounted lighting and a central ceiling fan, this room leads on into the kitchen.

Kitchen Diner
Overlooking the rear of the property, the kitchen diner has a spacious layout with light grey base and wall units, a sink, oven and hob and room for a fridge and dishwasher. With access out onto the rear garden, there is plenty of floorspace for a dining table and furniture.

Garage
Ideal for parking and storage space, the garage is accessed via an up and over door from the driveway.

Utility
Providing further storage and utility space to the rear of the property with access out to the sun room.

Sun Room
With views over the rear garden, the sun room allows plenty of natural light in providing space to sit and relax.

Bedroom One
A well sized double bedroom overlooking the front aspect of the home.

Bedroom Two
A second double bedroom with views over the front aspect.

Bedroom Three
A double bedroom overlooking the rear of the home.

Bedroom Four
A well sized single bedroom to the rear aspect.

Bathroom
A tiled wet room with a walk in shower, hand basin and w/c.

Heating
Pease note there is no gas central heating in the property.

External

The property is set back from the road behind a gated driveway providing off road parking, with a mature lawn and border plants to the front of the home. At the rear is a paved low maintenance garden space.

Directions

For Satnav please use the postcode HD2 1BX

Viewings

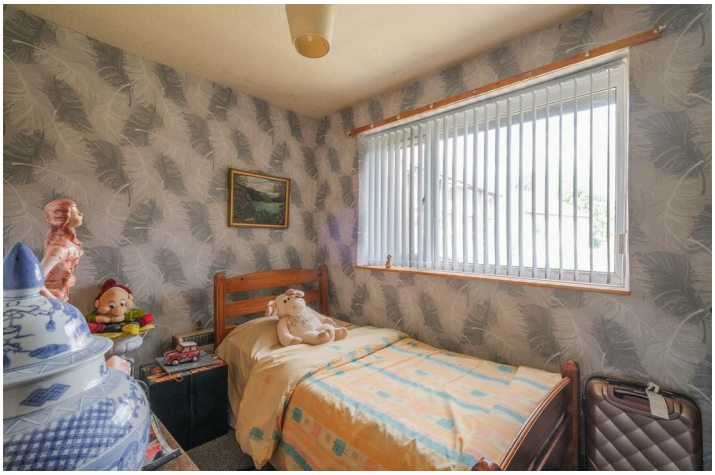
Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

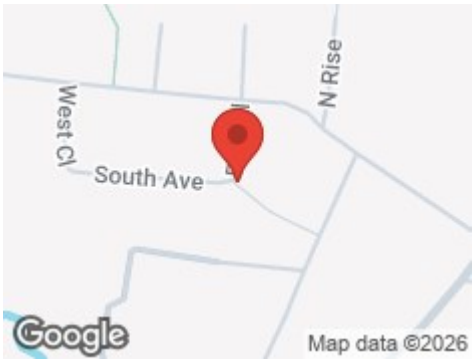
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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.



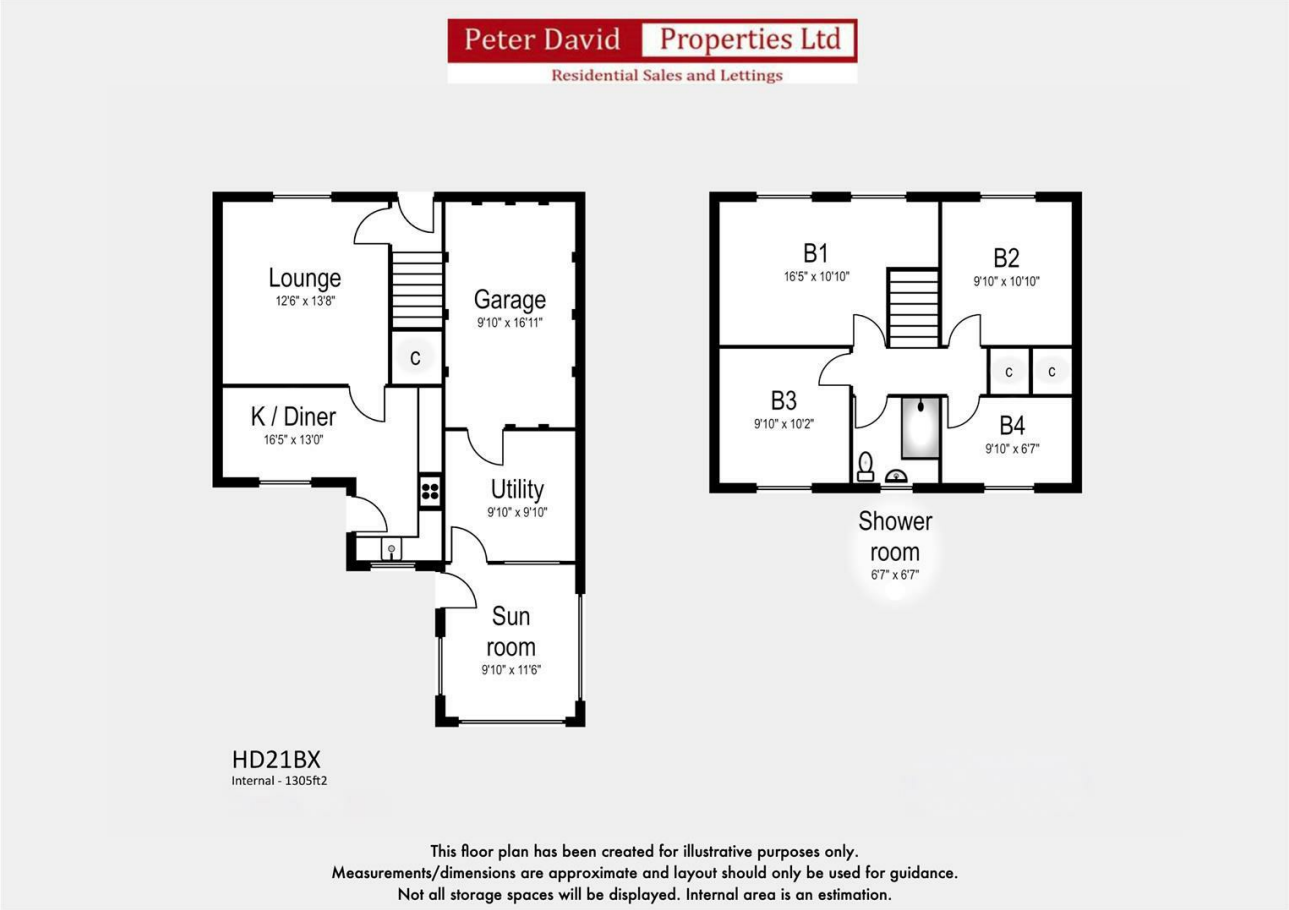
Road Map



Hybrid Map

Terrain Map

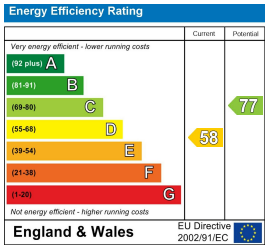
Floor Plan

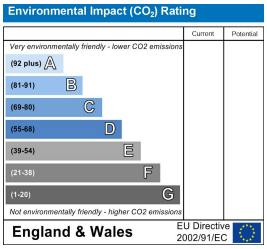


Viewing

Please contact us on 01484 719191 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.