

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 21 Robsons Drive

Moldgreen, Huddersfield, HD5 9JW

Offers in the region of £299,950





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## Entrance Hallway

Enter the property through a PVCu door into the carpeted hallway. There is access to all downstairs rooms.

## Living Room

A large family sitting room to the rear of the property with an elevated electric fire as an ideal focal point. There are PVCu windows and patio doors opening out to the back garden.

## Second Reception Room

A useful spacious second reception room to the front of the property that could be used as a downstairs bedroom. A PVCu to the front aspect lets in plenty of natural light.

## Ground Floor Bathroom

A fully tiled bathroom adjacent to the second reception room at the rear of the property. Comprising of: a bath with overhead shower, a wash basin and a WC. A PVCu window to the rear aspect.

## Kitchen/diner

To the rear of the property is the family kitchen/diner with laminate flooring flooring and matching wood wall and base units with laminate worktops. Integrated appliances include an electric oven and extractor fan. There are three more additional free standing spaces, two with plumbing. There is additional space for a dining table and a PVCu door and windows to the rear aspect of the property.

## Landing

Carpeted stairs rise to the first floor accommodation. Access is provided to all bedrooms and house bathroom.

## Master Bedroom

A spacious master bedroom to the front of the property. Two PVCu windows to the front aspect allow for plenty of natural light and there is access to the en-suite.

## En-suite

A fully tiled en-suite accompanies the master bedroom. Comprising of a WC, vanity unit, wash basin and a corner shower cubicle. There is a privacy PVCu window to the side aspect of the property.

## Bedroom Two

A second double bedroom to the front of the property benefitting from built in wardrobes. A PVCu window to the front aspect.

## Bedroom Three

A third double bedroom to the rear of the property. PVCu windows to the rear elevation.

## Bedroom Four

A fourth double bedroom to the rear of the property. A PVCu window to the rear elevation.

## House Bathroom

A spacious fully tiled house bathroom. Comprising of A WC, wash basin and bath with overhead shower. A privacy PVCu window to the side aspect of the property.

## Exterior

To the front of the property is a tarmac driveway with off road parking for two cars with a stone path leading to the rear of the property. To the rear of the property is an enclosed garden with a stone patio area with stone steps leading to a decked area perfect for hosting guests.

## 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



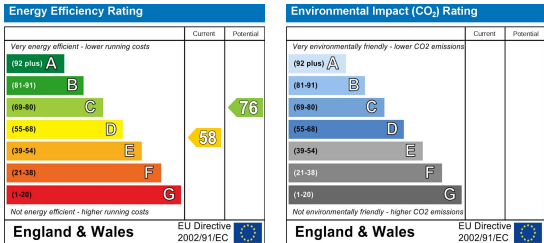
Floor Plan



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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