Peter David Properties Ltd

Residential Sales and Lettings

14 Hillside View

Linthwaite, Huddersfield, HD7 5SZ

Offers in the region of £189,950

3 1 1

14 Hillside View

Linthwaite, Huddersfield, HD7 5SZ

Offers in the region of £189,950

Entrance Hallway
The property is accessed via a PVCu door with privacy glass panels with a further two PVCu windows to each side. Access to kitchen and living/dining room. Stairs rise to first floor accommodation. Benefiting from understairs storage.

KItchen
To the rear of the property is the kitchen with laminate flooring, matching wall and base units, tiled splashbacks and laminate worksurfaces. There is a freestanding double gas oven with gas hob and two free standing spaces for appliances, one with plumbing for a washing machine. A stainless steel sink and drainer sits under a PVCu window overlooking the garden and having splendid views. Benefiting from an internal door to the garage..

Living/Dining Room
A spacious through living/dining room with feature Victorian style fireplace housing a gas fire and having a tile and wood surround. A PVCu window to front aspect. The dining room has PVCu patio doors allowing plenty of natural light and overlooks the rear garden and those splendid views.

Landing
Stairs rise to the landing with a PVCu window to side elevation. Access to all bedrooms, bathroom, a storage cupboard and the loft.

Bedroom One
To the rear of the property is a spacious double bedroom. PVCu window overlooking the rear garden and those splendid views across to the Pennines.

Bedroom Two
To the front is a second double bedroom. PVCu window to front elevation.

Bedroom Three
A spacious single bedroom with PVCu window to front elevation.

Bathroom
A partially tiled bathroom with vinyl flooring. Comprising of: WC, wash basin and bath with overhead electric shower and glass screen. PVCu privacy window to rear aspect.

Exterior
This property has a large private and enclosed rear garden with splendid views, a paved patio area, a lawn, a pond and an abundance of mature trees and shrubs. To the front is another private and enclosed garden with a raised lawn, a hedge and herbaceous borders. A concrete driveway with off-road parking for two cars leading to an integral single garage having electrics and an up and over door.

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.

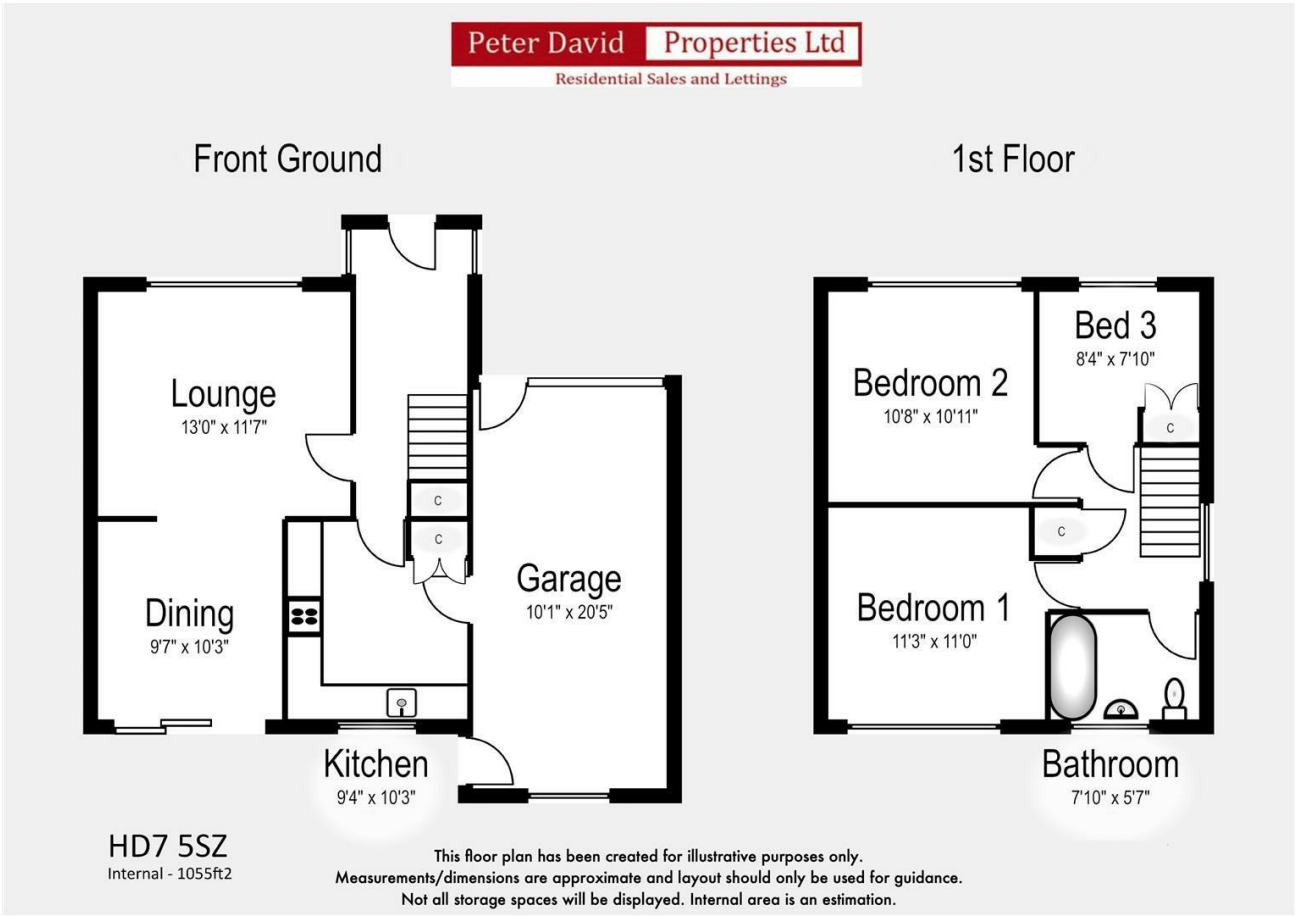
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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

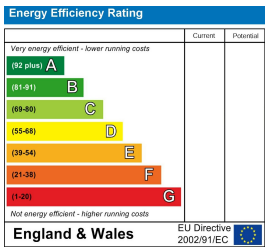
Floor Plan

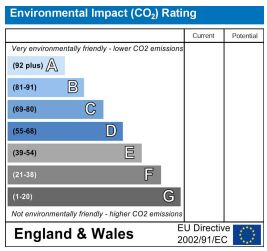


Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk