Peter David Properties Ltd

Residential Sales and Lettings

31 Haughs Road

Quarmby, Huddersfield, HD3 4YX

Offers over £195,000

3 1 2

31 Haughs Road

Quarmby, Huddersfield, HD3 4YX

Offers over £195,000

Entrance Hallway
Enter the property through a PVCu door with side frosted window into the hallway. Linoleum flooring and access to kitchen diner and living room. Stairs rising to first floor accommodation.

Kitchen/Diner
A large kitchen diner with cream matching wall and base units, wood effect laminate flooring, laminate work surfaces and tiled splashbacks. There is a gas oven with grill and a gas hob. Benefiting from a stainless steel sink and drainer, two spaces for free standing appliances and a large pantry which houses the washing machine and dryer. There is ample space for a dining table and PVCu patio doors to the rear garden and PVCu window to side aspect.

Living Room
A spacious living room with gas fire on a marble hearth and wood surround taking pride of place. A large PVCu bay window to front aspect and PVCu window to side allows plenty of natural light.

Landing
Access to all bedrooms and house bathroom.

Bedroom One
A large double bedroom with PVCu window to front elevation. Splendid views can appreciated from this bedroom.

Bedroom Two
A further double bedroom with PVCu window to rear elevation.

Bedroom Three
A single bedroom with PVCu window to side elevation.

House Bathroom
A partially tiled house bathroom with linoleum flooring. Comprising of: WC, hand basin with vanity unit and bath with overhead shower. Benefiting from chrome towel rail and PVCu privacy window to rear elevation.

Exterior
Externally this property sit on a large plot. To the rear of the property there is a private and enclosed large lawned garden. To the side is a tarmac drive (with parking for up to four cars) leading to a single detached garage and to the front is a blue slate decorative garden with border hedges and trees.

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.

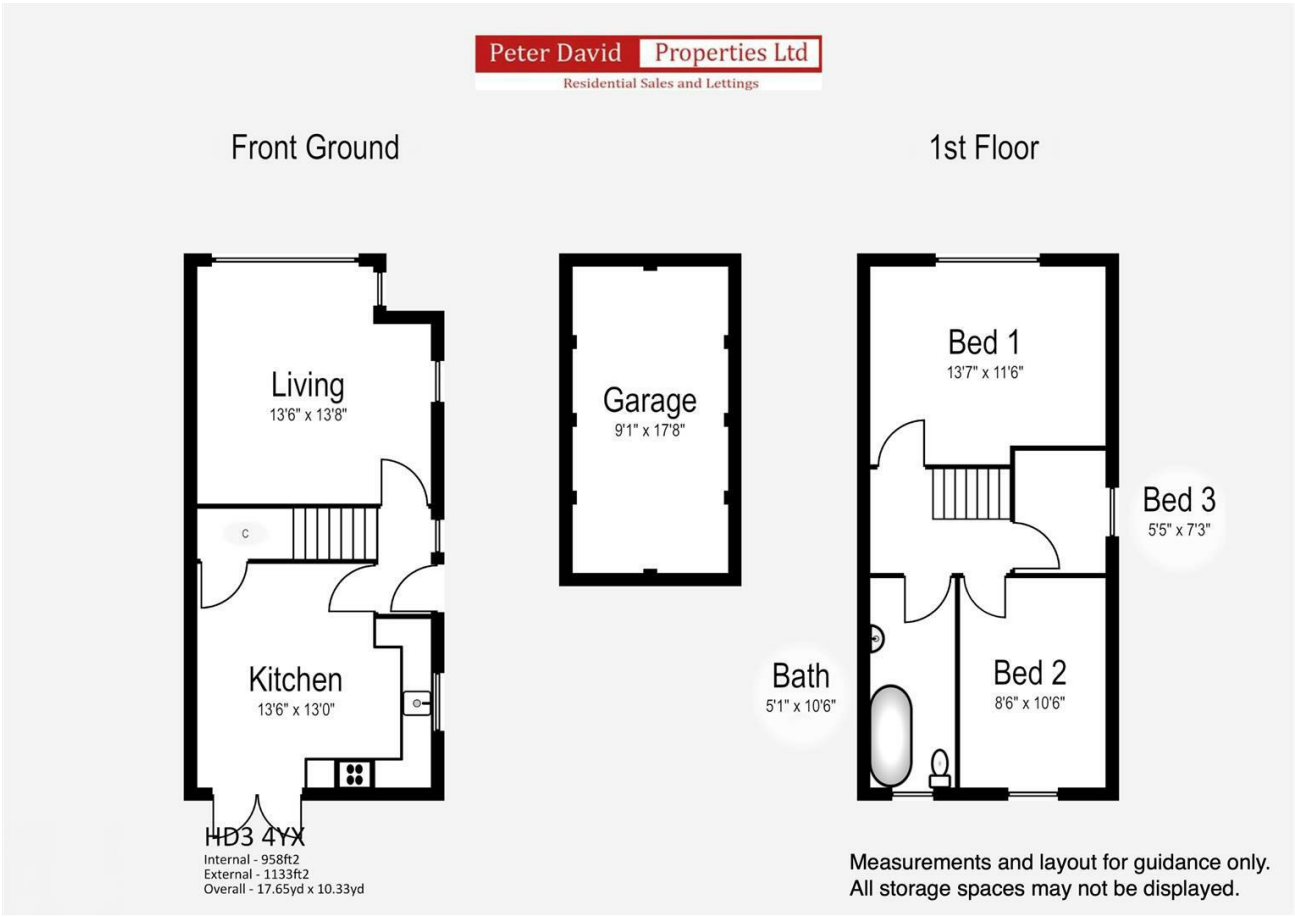
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly 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

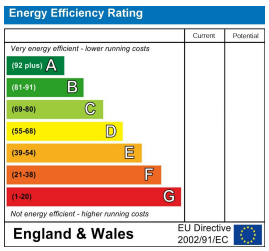
Floor Plan

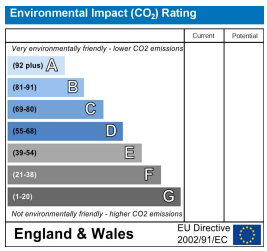


Viewing

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