Peter David Properties Ltd

Residential Sales and Lettings

11 Abbey Road

Huddersfield, HD2 1BB

Offers in the region of £92,500

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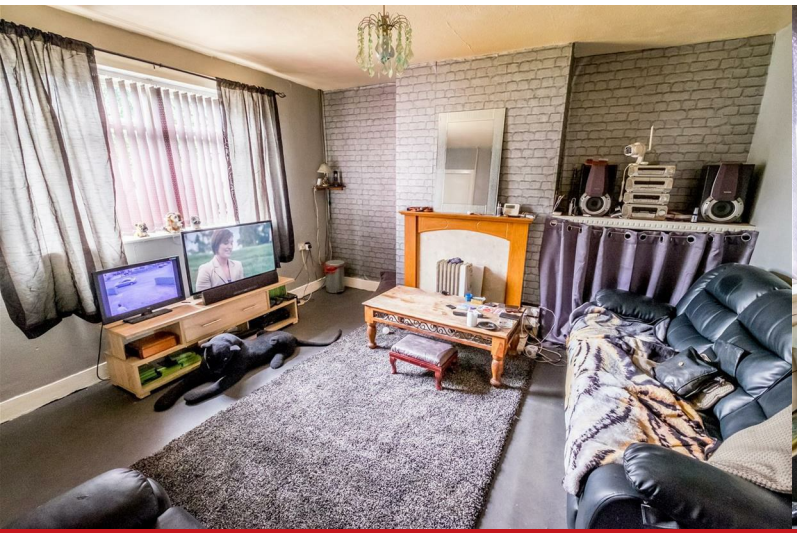

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Ground floor -

Entrance Hall
Enter the property through a PVCu front door into the hallway providing access to the living room and with stairs rising to the first floor.

Living Room
A spacious living room with a wooden framed window to the front aspect and vinyl to the floor.

Kitchen
Situated at the rear of the property is the kitchen with matching wall and base units, laminate work tops and tile effect vinyl flooring. There is a stainless steel sink and drainer located under the wooden framed window to the rear aspect. Appliances comprise of a freestanding oven and hob and there is also plumbing for a washing machine and space for a further two freestanding appliances. There is an additional smaller wooden framed window and a built in cupboard to the corner.

First floor -

Landing
Landing area providing access to the bedrooms and house bathroom. There is a wooden framed window to the side aspect.

Bedroom One
A double bedroom with a built-in cupboard to the alcove providing useful storage space. There is a wooden framed window to the front aspect.

Bedroom Two
A second double bedroom with a wooden frame window to the rear aspect.

Bedroom Three
A single bedroom with a wooden framed window to the front.

Bathroom
A partially tiled bathroom with a three piece suite comprising a WC, wash basin and bath with overhead shower. There is vinyl to the floor and a wooden framed privacy window to the rear aspect.

Exterior
The property benefits from a large enclosed garden to the rear and grassed area to the front. There is off-road parking for three cars to the side of the property.

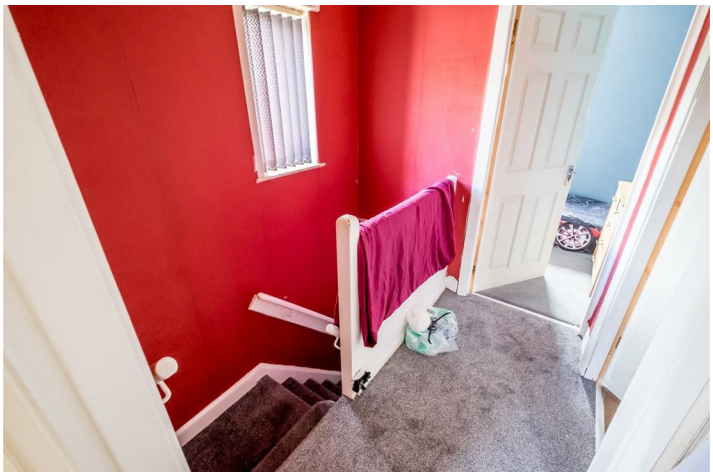
Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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

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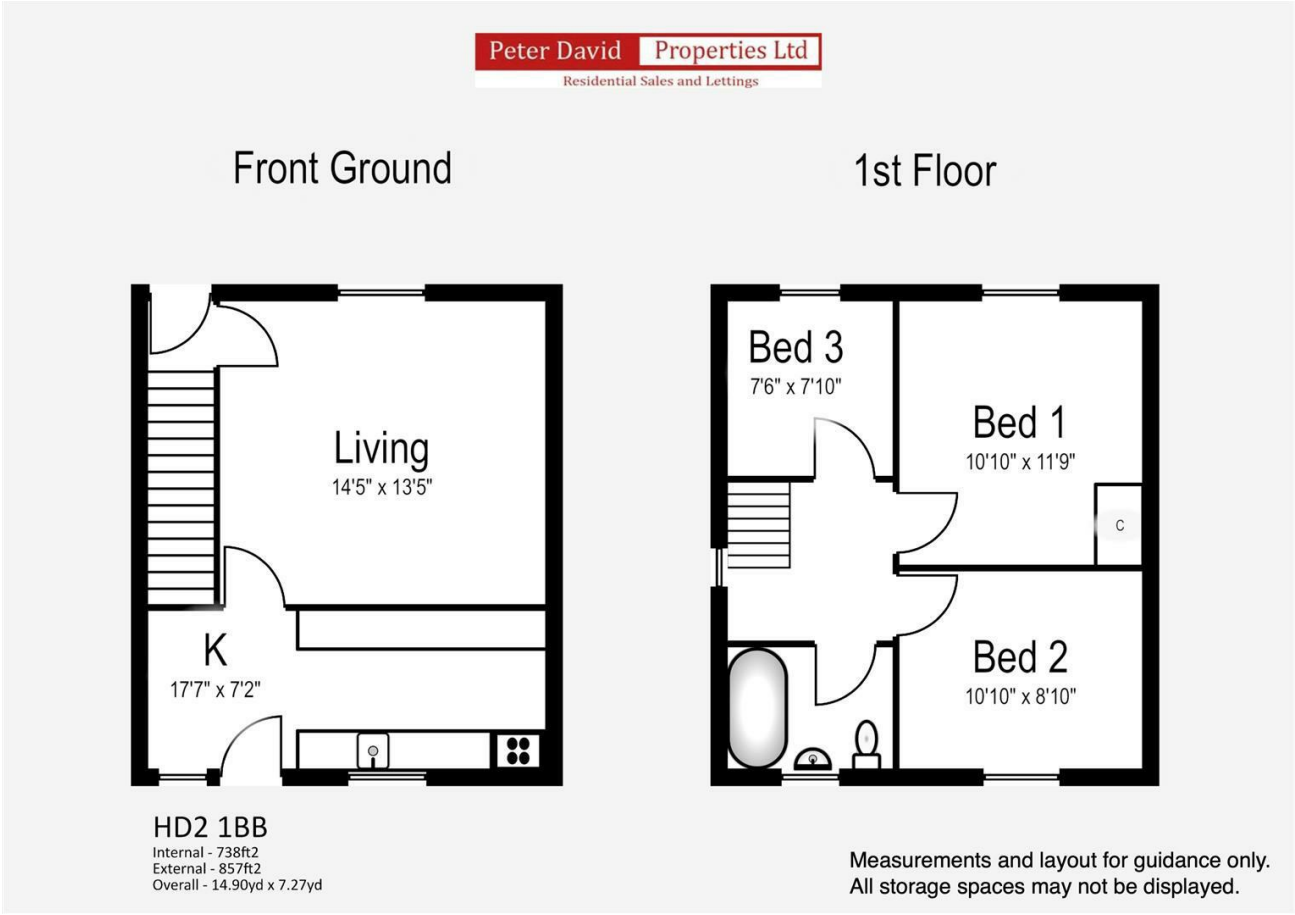


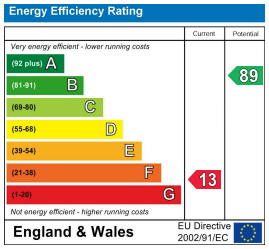
HD2 1BB
Internal - 738ft2
External - 857ft2
Overall - 14.90yd x 7.27yd

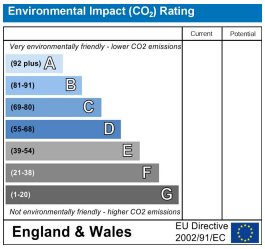
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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