

# Peter David

# Properties Ltd

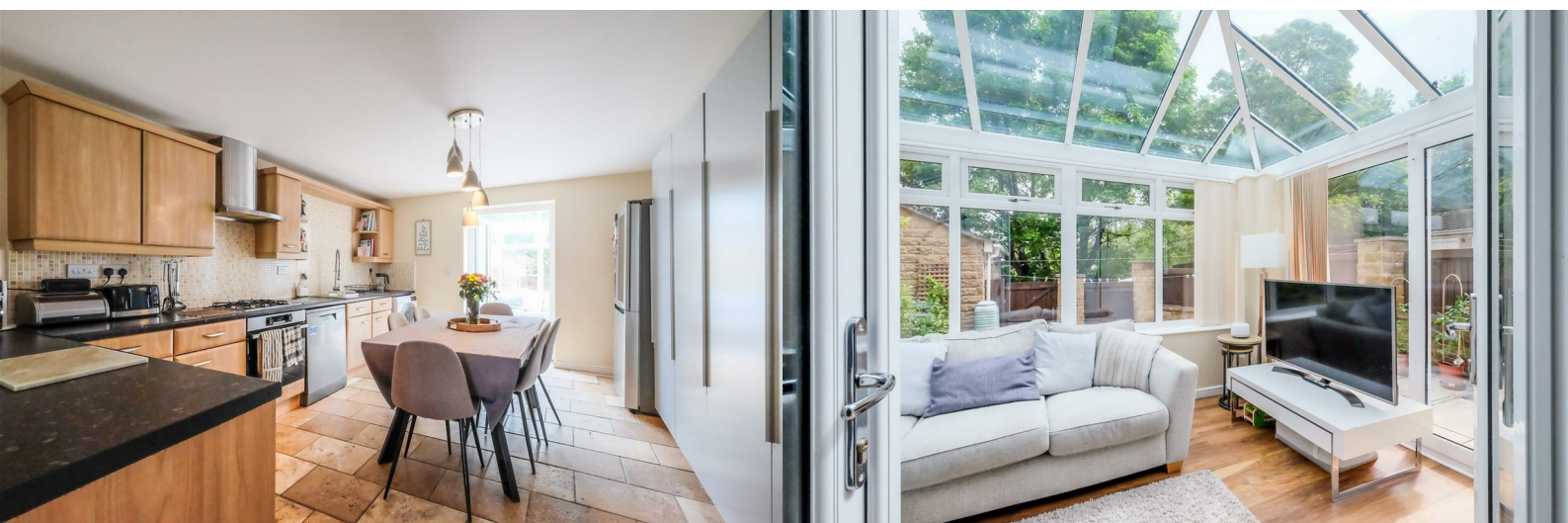
Residential Sales and Lettings



## 30 Wood View

Deighton, Huddersfield, HD2 1EY

Offers in the region of £210,000



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## Ground floor:

### Entrance Hallway

Enter the property via a composite door into the hallway with tiled flooring and a useful, understairs storage cupboard. Access to bedroom and kitchen/diner. Carpeted stairs rise to first floor accommodation.

### WC

A useful WC with tiled flooring. Comprising of: WC and a wash basin with tiled splashback.

### Third Bedroom

This single third bedroom is to the front of the property (currently being used as an office). PVCu window to front aspect.

### Kitchen Diner

To the rear is this large family kitchen/diner with tiled flooring. Comprising of matching wall and base units, tiled splashbacks and laminate work surfaces. Integrated appliances comprise of: an electric oven, a gas hob, an extractor and a 1.5 stainless steel sink and drainer. There are three free standing spaces for appliances, one with plumbing for a washing machine. Benefiting from an abundance of storage and ample space for a family dining table. PVC patio doors lead through to the conservatory.

### Conservatory

To the rear is this conservatory (currently being used as the living room) with laminate flooring. PVCu windows to two sides and PVCu sliding door to rear garden.

## First Floor:

A carpeted landing with PVCu window to front elevation. Access to all rooms and house bathroom

### Reception Room

A spacious reception room (currently used a bedroom) with a neutral carpet and PVCu window to rear aspect.

### Bedroom Two

As single bedroom with PVCu window to front aspect.

### House Bathroom

A partially tiled house bathroom with vinyl flooring. Comprising of a WC, a wash basin and a bath with an overhead shower attachment.

## Second Floor:

Stairs rise to bedroom one.

### Bedroom One

A large double bedroom with two Velux windows to rear elevation. Benefiting from fitted wardrobes and storage cupboard. Access to en-suite.

### En-Suite

A spacious en-suite with vinyl flooring. Comprising of WC, a wash basin with tiled splashback and a shower cubicle with glass door. PVCu privacy window to front elevation.

## Exterior

To the rear of the property is an enclosed garden with a tiered paved patio area and access gate to the garage and parking area. To the front is a paved pathway to the door with herbaceous borders to either side. A blocked paved driveway leads round to the rear parking area and garage which benefits from electrics.

## 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



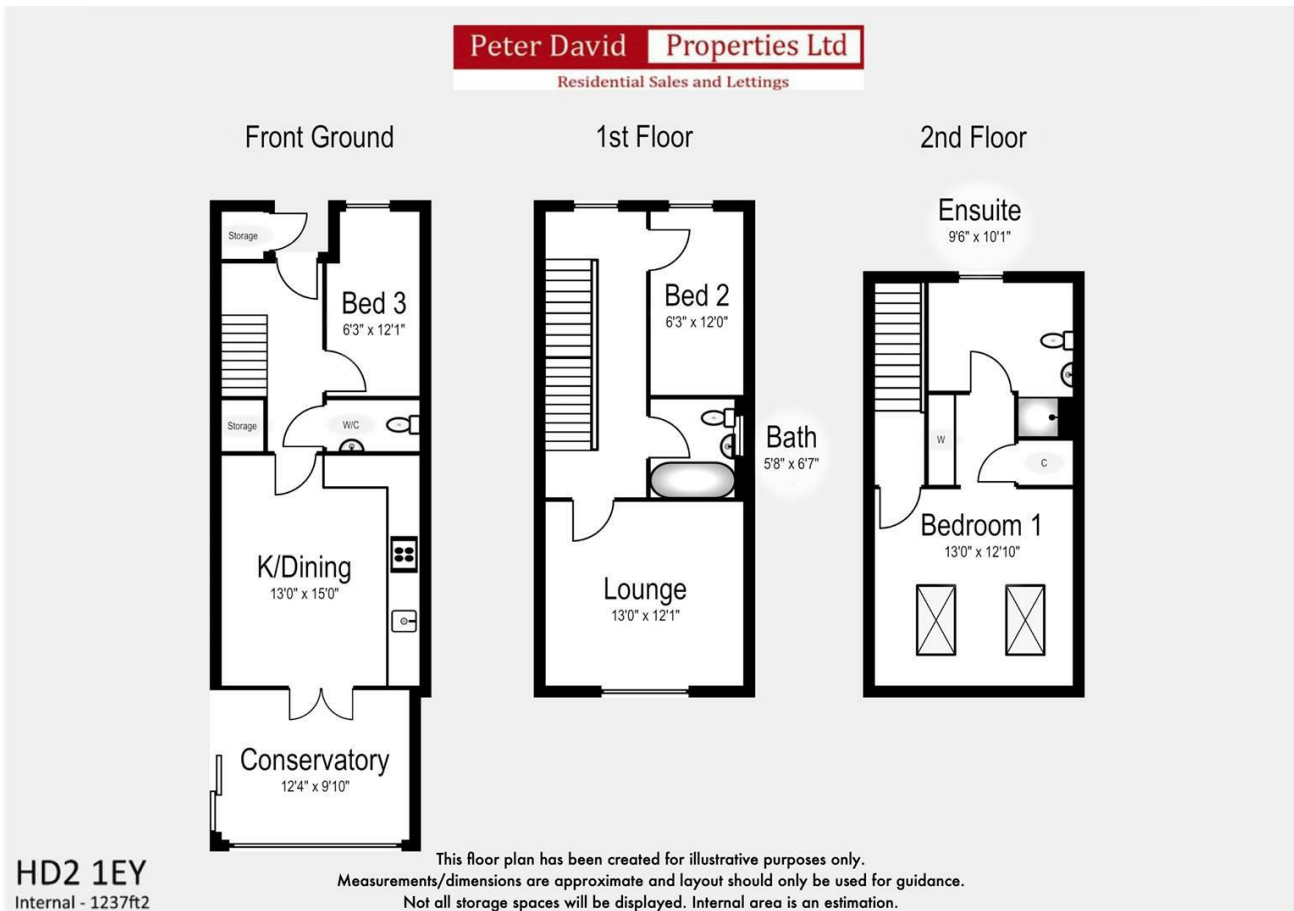
## Hybrid Map



## Terrain Map



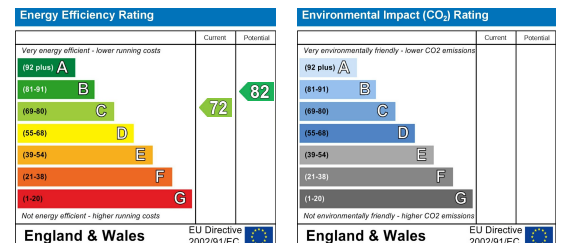
## Floor Plan



## 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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