

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 200 Yew Tree Road

, Huddersfield, HD2 2EQ

Price guide £189,950



# 200 Yew Tree Road

, Huddersfield, HD2 2EQ

**Price guide £189,950**



## Entrance

12'4" x 5'10" (3.76 x 1.78)

A large entrance hallway with an external PVCu door. With a window to the side aspect and a cupboard housing the boiler.

## Living Room

15'1" x 14'6" (4.60 x 4.42)

A light and airy living room with exposed beams and a gas wood burning stove, set into a stone hearth. With a window to the rear aspect and access to the cellar.

## Kitchen Diner

20'0" x 9'1" (6.12 x 2.77)

This dual aspect, modern fitted kitchen has white wall and base units and oak work surfaces. Featuring integral appliances, including: a fitted oven and electric hob, a built in fridge freezer, a dishwasher and an overhead extractor fan. With space and plumbing for free-standing appliances. With oak flooring and an external door to the rear garden.

## Cellar

Dry keeping cellar ideal for storage.

## Landing

14'2" x 2'9" (4.34 x 0.86)

With a window to the front aspect.

## Master Bedroom

12'2" x 9'6" (3.71 x 2.90)

A large double bedroom with a window to the rear elevation.

## Bedroom Two

12'2" x 8'3" (3.71 x 2.54)

A second double bedroom with a window to the rear elevation.

## Bedroom Three

12'0" x 9'3" (3.66 x 2.84)

A third double bedroom with a window to the rear elevation.

## Bathroom

8'3" x 5'10" (2.54 x 1.78)

This modern house bathroom has tiled flooring and part-tiled walls. With a four piece suite, comprising: a large walk-in shower cubicle, a bath, a hand basin and a WC.

## External

To the rear of the property there is a large garden, which has a patio and a lawn.

## 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.



