Peter David Properties Ltd

Residential Sales and Lettings

12 Wood View

Deighton, Huddersfield, HD2 1EY

Offers in the region of £179,950

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Ground Floor:

Entrance Hallway
Accessed via a solid wood door into this bright and spacious hallway with laminate flooring. Access to the WC, utility room and bedroom three. There is a large walk-in storage cupboard and stairs rise to the first floor accommodation.

WC
A ground floor WC with tiled flooring. Comprising of WC and a wash basin with tiled splashback.

Utility Room
A useful utility room with vinyl flooring, under the counter cupboards, laminate worksurfaces and tiled splashbacks. There are two free standing spaces for appliances, one with plumbing for a washing machine and a stainless steel sink and drainer. A solid wood door leads out to the rear garden.

Ground floor Bedroom three/ Office
A spacious single bedroom with PVCu window to rear. This room could be utilised for a variety of purposes.

First Floor:
Access to living room and kitchen diner.

Landing
Providing access to the Kitchen/diner and living room.

Living Room
A large living room with twin PVCu windows to front elevation providing plenty of natural light. A modern inset wall mounted electric fire takes pride of place.

Kitchen/Diner
This kitchen diner is set to the rear of the property and has vinyl flooring, matching wood effect wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of an electric oven, a gas hob, an extractor and a stainless-steel sink and drainer. There is one free standing space for an appliance and ample space for a dining table. Two twin PVCu windows provide and abundance of natural light.

Second Floor:

Bedroom One
A large double bedroom with PVCu window to front elevation.

En-Suite
A partially tiled en-suite with tiled flooring. Comprising of a WC, a wash basin and a corner shower unit with a glass door. Benefiting from a chrome towel rail.

Bedroom Two
A second double bedroom with PVCu window to rear aspect.

House Bathroom
A partially tiled house bathroom with tiled flooring. Comprising of a WC, a wash basin and bath with overhead shower and glass screen.

Exterior
To the rear of the property there is an enclosed south facing garden with a paved patio area and lawn. Steps lead up to a further decked patio area. To the front of the property is a tarmac driveway with parking for one car, leading to a single garage with an up and over door and benefiting from electrics and water. This garage could be converted to provide extra accommodation.

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

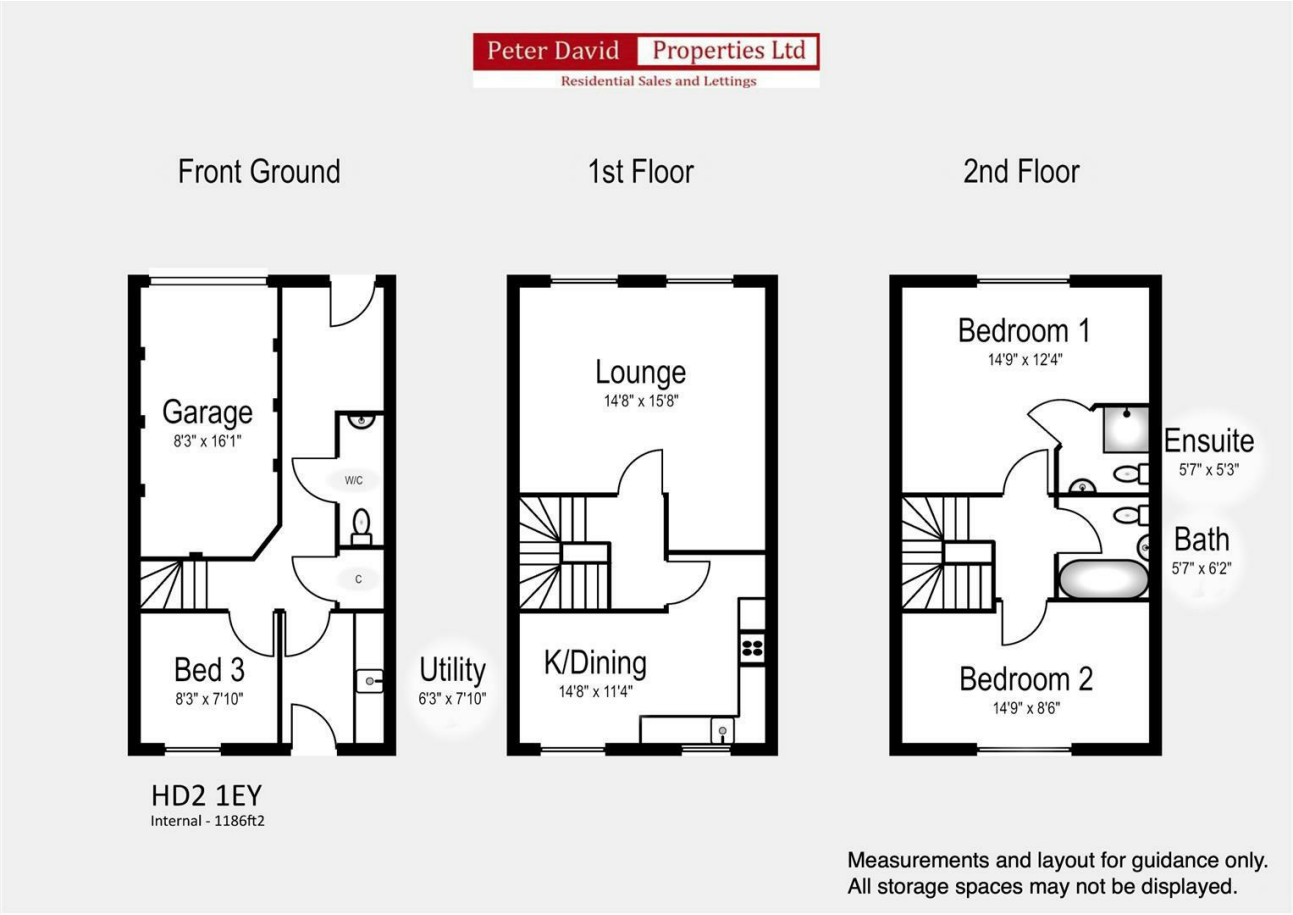
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

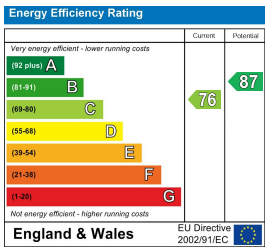
Floor Plan

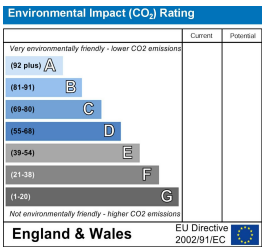


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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