

Peter David

Properties Ltd

Residential Sales and Lettings



33 Pye Road

Lindley, Huddersfield, HD3 3ZX

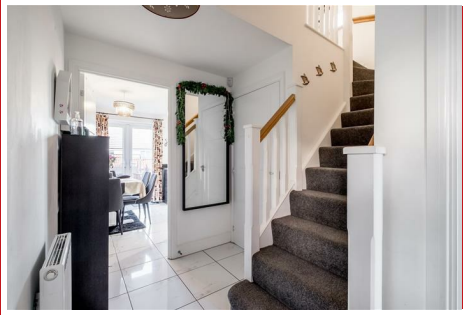
Offers in the region of £298,000



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Entrance Hallway

Access via a composite door into this stylish residence. Hi-gloss tiled flooring flows through into the kitchen/diner and ground floor WC. Stairs rise to first floor accommodation. Providing access to the living room.

Ground floor WC

A useful ground floor WC comprising of WC, wash basin with tiled splash back, hi-gloss tiled flooring and PVCu privacy window to side aspect.

Living Room

A spacious and light living room with a grey carpet and PVCu bay window to the front aspect. Benefiting from a large walk in under stairs cupboard providing ample storage space.

Kitchen/Diner

This stylish kitchen diner is situated at the rear of the property and has matching wall and base units, laminate work surfaces and hi-gloss ceramic tiled flooring. Integrated appliances comprise of: an eye level electric oven, a gas hob with glass splash back, an extractor, a dishwasher, a fridge freezer, and a washing machine. Also benefiting from a stainless steel sink and drainer and ample space for a dining table. PVCu window to the rear aspect and PVCu patio doors lead out to the rear garden.

Landing

A spacious landing with a large storage cupboard. Access to all bedrooms and house bathroom.

Master Bedroom

A large double bedroom with fitted wardrobes and mirrored doors. PVCu window to front elevation.

En-Suite

A partially tiled en-suite with tiled flooring. Comprising WC, hand basin and shower cubicle with dual shower head. PVCu privacy window to side elevation.

Bedroom Two

A second large double bedroom with PVCu window to rear elevation.

Bedroom Three

A third double bedroom with PVCu window to rear elevation.

House Bathroom

A luxury partially tiled house bathroom with ceramic tiled flooring. Comprising of: WC, hand basin, bath with overhead shower and glass screen. PVCu privacy window to front elevation.

Exterior

Externally the property benefits from an enclosed rear garden with a large stone patio area and a stylish decked area ideal for entertaining guests. To the front there is a tarmac driveway (parking for one car) leading to a single garage.

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



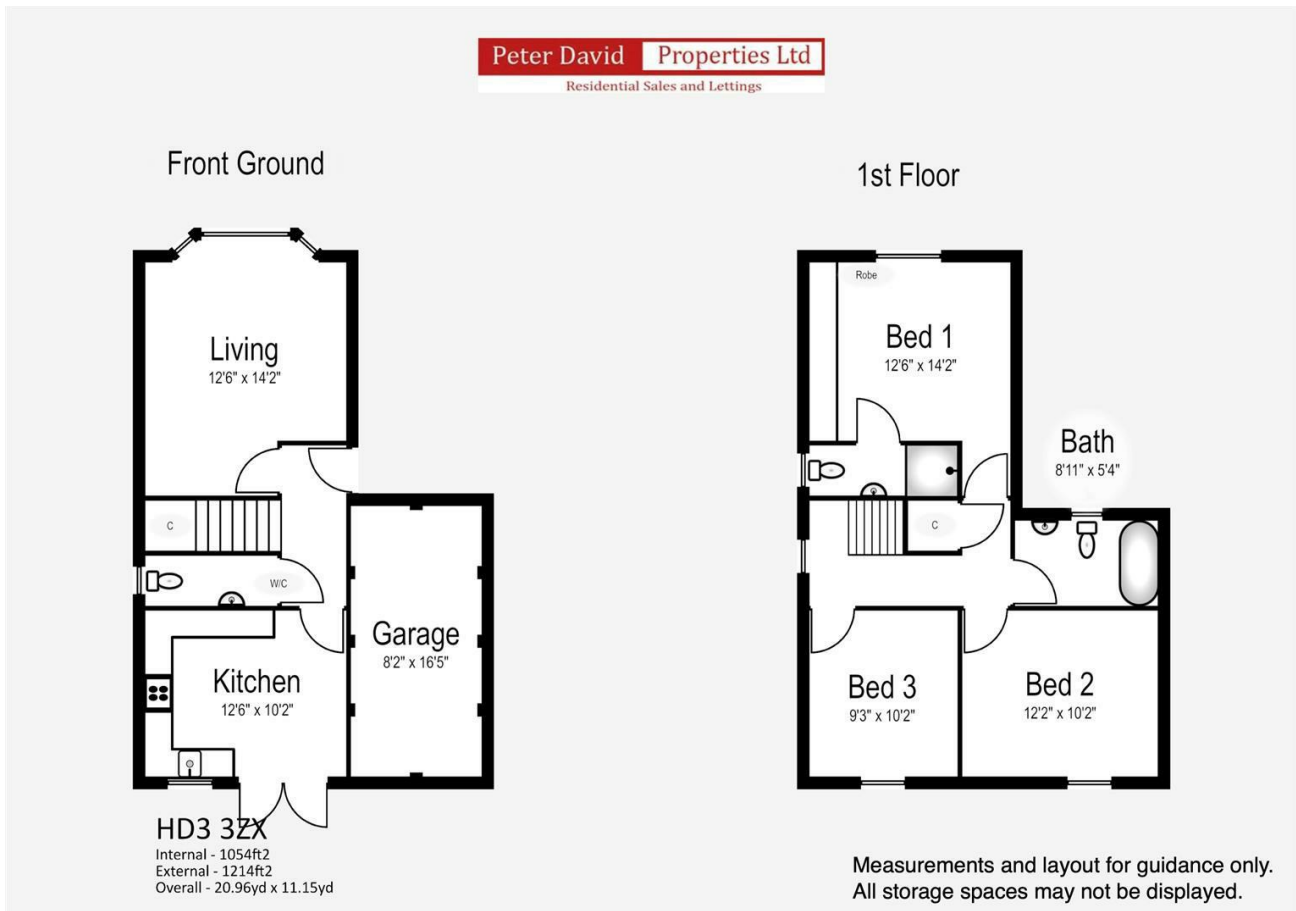
Hybrid Map



Terrain Map



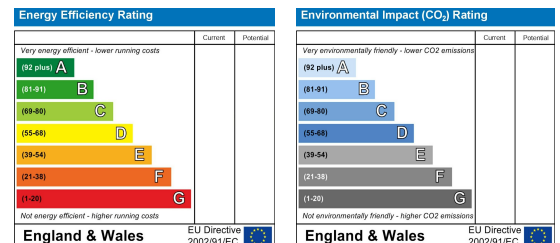
Floor Plan



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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