Peter David Properties Ltd

Residential Sales and Lettings

2 Haigh Close

Lindley, Huddersfield, HD3 2AB

Offers in the region of £240,000

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Entrance Vestibule
Enter the property via a composite door into this useful vestibule. A neutral carpet flows throughout the property.

Living Room
A spacious living room with PVCu window to front aspect.

Hallway
Providing access to the kitchen diner, the ground floor WC and stairs rise to the first-floor accommodation.,

Ground floor WC
A ground floor WC with laminate flooring. Comprising of a WC, a wash basin with tiled splashback.

Kitchen Diner
A spacious kitchen diner with laminate flooring, matching wall and base units and laminate work surfaces. Integrated appliances comprise of: an electric oven, a gas hob with tiled splashback, an extractor, a fridge freezer and a stainless steel sink and drainer under a PVCu window overlooking the rear garden. There is one free standing space for an appliance and ample space for a dining table. PVCu patio doors lead out to the rear garden.

Landing
Providing access to all bedrooms and house bathroom. Benefiting from a large storage cupboard.

Bedroom One
A large double bedroom to the front of the property with PVCU window to front elevation. Access to en-suite.

En-Suite
A partially tiled en-suite with laminate flooring. Comprising of: WC, wash basin and a double shower with glass panels and door. PVCu privacy window to front elevation.

Bedroom Two
A further double bedroom with PVCu window to rear elevation.

Bedroom Three
A third double bedroom with PVCu window to rear elevation

House Bathroom
A partially tiled house bathroom with laminate flooring. Comprising of: WC, wash basin and bath.

Exterior
To the rear of the property there is an enclosed garden with lawn and paved patio area. To the front there is a tarmac driveway with parking for two cars leading to a single garage with an up an over door, electrics and EV charger point.

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

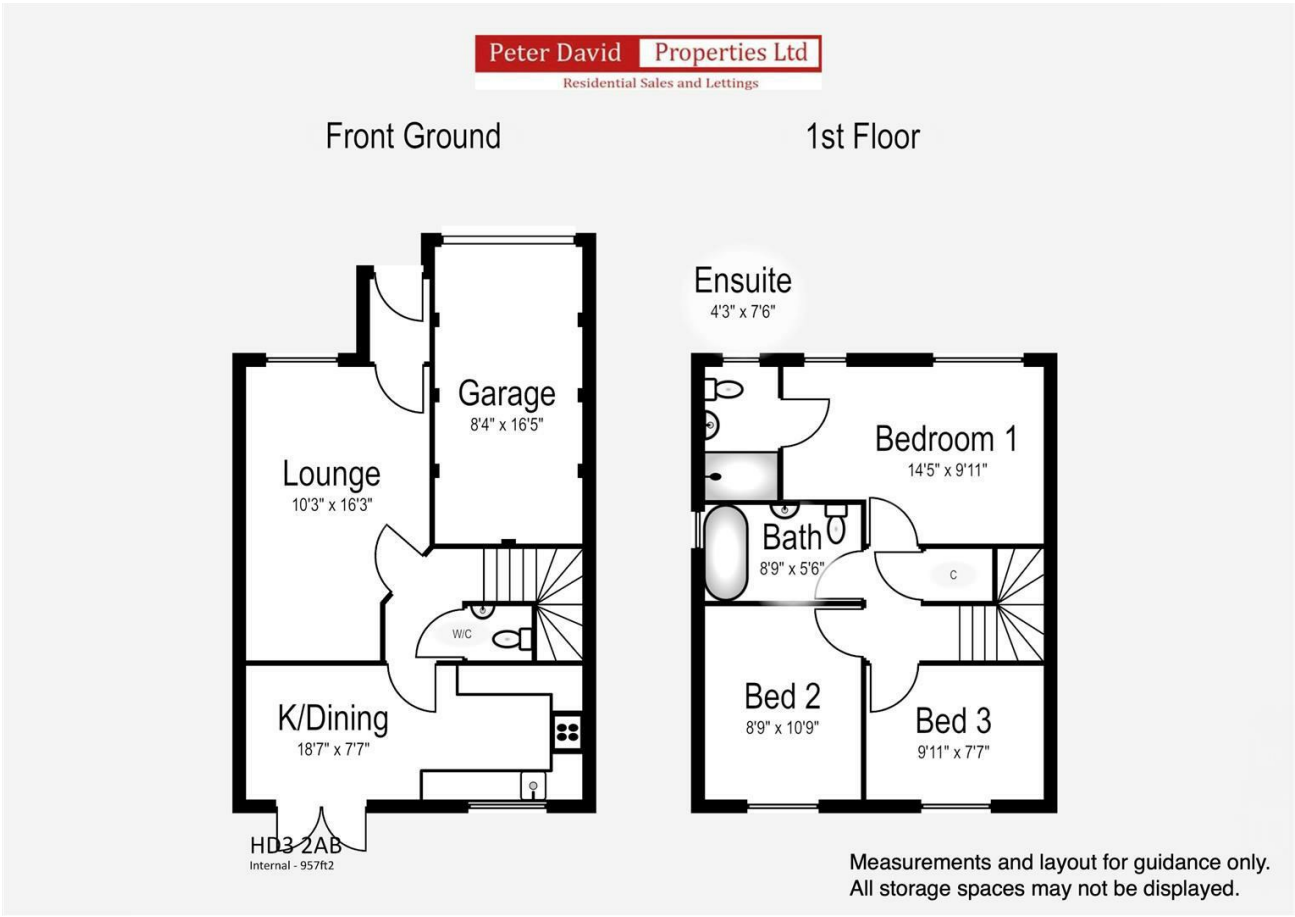
in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the 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

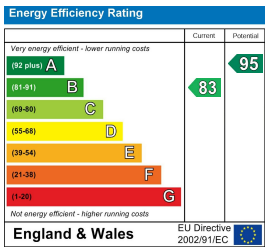
Floor Plan

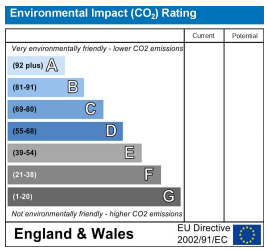


Viewing

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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