Peter David Properties Ltd

Residential Sales and Lettings

9 Riley Park

Kirkburton, Huddersfield, HD8 0SA

Asking price £370,000

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Groundfloor:-

Entrance Hallway
Enter via a PVCu door with glass side panel into this stylish property. Laminate flooring flows into the kitchen diner.

Ground Floor WC
A useful ground floor WC with tiled flooring. Comprising of, WC and hand basin with tiled splashback. PVCu privacy window to side aspect.

Kitchen/Diner
This luxury and modern kitchen diner truly is the hub of the home. Featuring a large PVCu window and PVCu patio doors, this room is flooded with natural light. There are matching wall and base units, contrasting laminate flooring and white granite work surfaces. Integrated appliances comprise of: an electric eye level oven, a microwave, a five ring gas hob with granite splashback, an extractor, a dishwasher, a wine chiller, an under counter fridge and freezer and a stainless steel sink and drainer. There is ample space for a dining table. Access to the lower ground floor.

Living Room
The living room runs the full width of the house and has a PVCu picture window providing splendid views across to Low Town. PVCu patio doors lead out to the decked balcony with glass and stainless steel balustrade.

Lower Ground Floor:-
Stairs lead down from the kitchen to the lower ground floor.

Hallway
PVCu door leads out to the rear area. There is plumbing for a washing machine, dryer and integral door leads through to the single garage. Access to the fourth bedroom.

Bedroom Four/Office
A single bedroom with PVCu window to rear. This space could also be utilised for a variety of purposes such as office/playroom.

First Floor:

Landing
A grey carpet flows up the stairs and throughout the first floor. Access to three double bedrooms and house bathroom

Bedroom One
A double bedroom with sliding fitted wardrobes. PVCu window to rear elevation.

En-Suite
A partially til;ed bathroom with tiled flooring. Comprising of: WC, hand basin, shower cubicle with glass door. PVCu privacy window to side elevation.

Bedroom Two
A second double bedroom with a useful storage cupboard. PVCu window to front elevation.

Bedroom Three
A third double bedroom wlth PVCu window to rear elevation.

House Bathroom
A modern fully tiled bathroom with tiled flooring. Comprising of: WC, wash basin with vanity unit and

bath with shower attachment. Benefiting from a ceramic towel rail and a Velux window.

Exterior

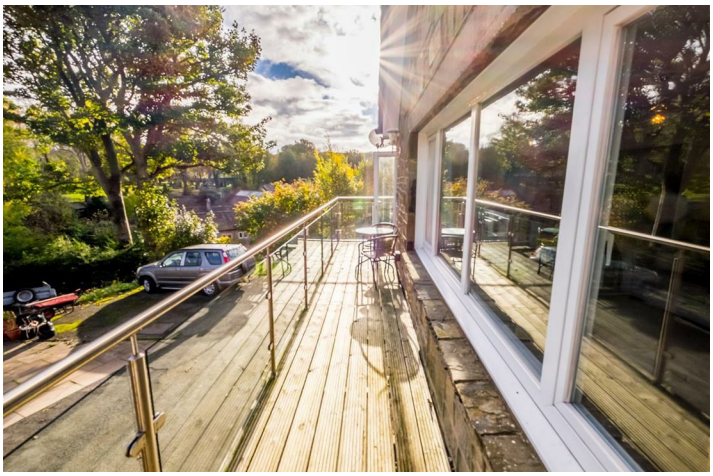
To the front of the property there is a large stone paved patio area with a raised gravelled bed and steps leading up to the road. There is access down the side to the rear of the property. To the rear there is access to the integral single garage and lower ground floor. Off-road parking for four cars.

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

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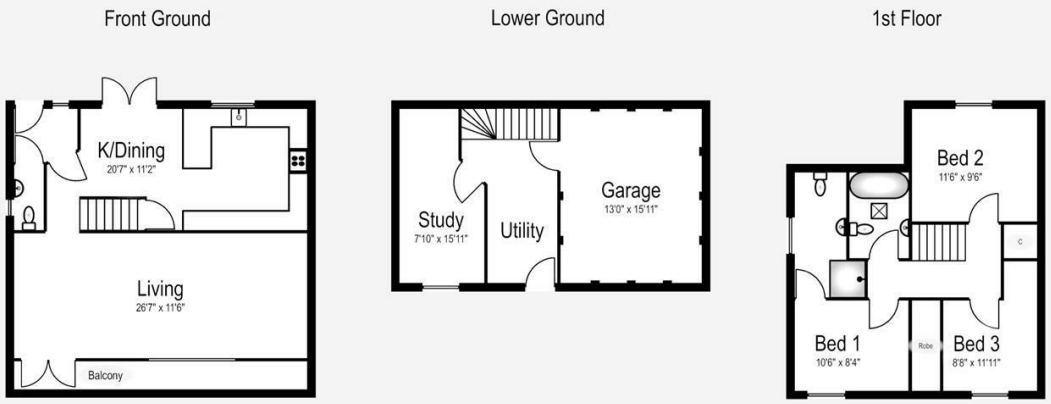


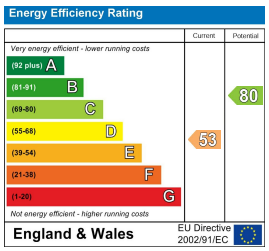
HD8 0SA
Internal - 1614ft2
External - 1833ft2
Overall - 31.07yd x 8.92yd

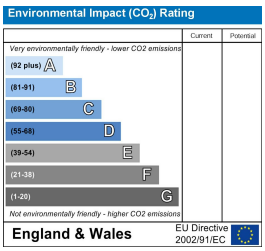
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk