

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 179 Wakefield Road

Moldgreen, Huddersfield, HD5 9BE

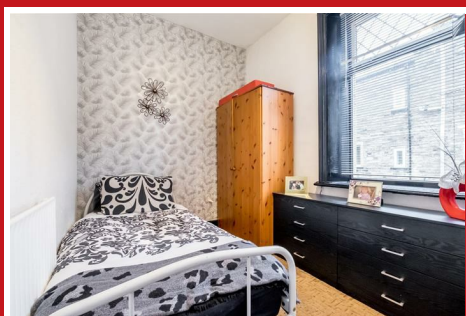
Price guide £139,950



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## Ground Floor -

### Entrance Hallway

Access the property via a PVCu door into the hallway with stairs rising to the first floor accommodation. The hallway has laminate flooring and original panelling.

### Living Room

A large and characterful living room with ceiling beams and a Japanese Oak and tile fireplace housing an electric fire takes pride of place. A large PVCu bay window to front aspect. Access to the kitchen.

### Kitchen

A galley kitchen with wood effect matching wall and base units, laminate worksurfaces, laminate splashbacks and lino flooring. Integrated appliances comprise of: an electric double oven, an electric hob, an extractor and a dishwasher. Also benefiting from a stainless steel sink and three free standing spaces for additional appliances. A PVCu window to rear aspect and a wood door leading out to rear garden. Access to cellar.

### Cellar

A useful cellar with electrics and providing plenty of storage.

## First Floor -

### Landing

Providing access to three bedrooms and house bathroom. Stairs rising to second floor accommodation.

### Bedroom One

A large double bedroom with louvred built in wardrobes. PVCu window to front elevation.

### Bedroom Two

A single bedroom with PVCu window to rear elevation.

### Bedroom Three

A third single bedroom which could be used as an ideal office space. PVCu window to front elevation.

### House Bathroom

A partially tiled and wood panelled bathroom with WC, hand basin and bath with overhead shower. Lino flooring and PVCu privacy window to rear elevation.

## Second Floor -

### Master Bedroom

A very large and spacious master bedroom with the potential to incorporate an en-suite. PVCu window to front elevation

### Exterior

To the rear of the property there is a paved patio area and a large shed. The front is enclosed with a privet hedge.

### 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



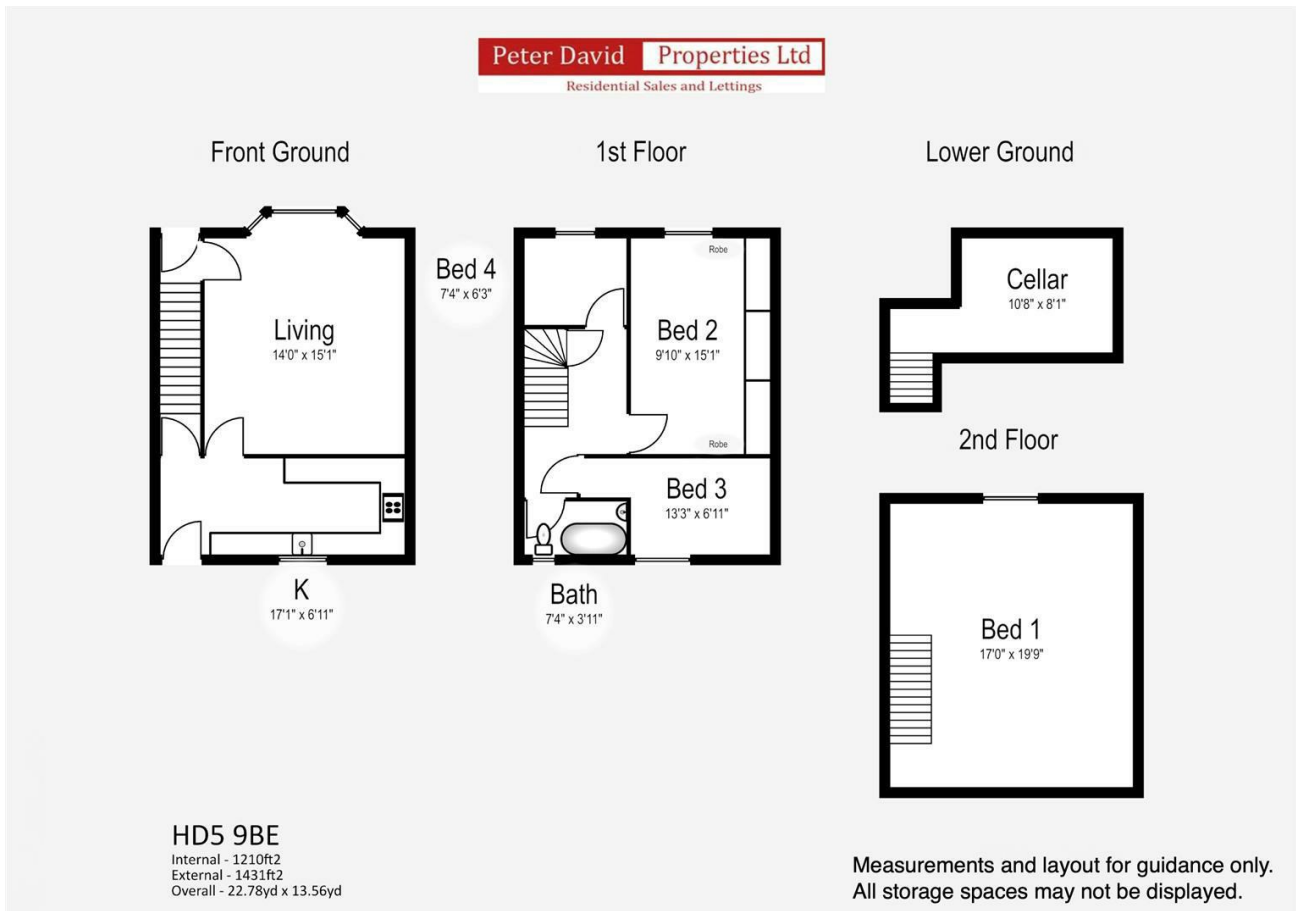
## Hybrid Map



## Terrain Map



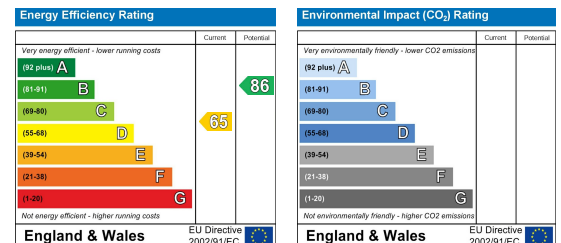
## Floor Plan



## 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.

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

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

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

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

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

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