

Peter David

Properties Ltd

Residential Sales and Lettings



2 Blacksmith Way

Lindley, Huddersfield, HD3 3WX

Offers in the region of £350,000



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Ground floor -

Entrance Hallway

Enter this stunning property through a composite door into a spacious and welcoming entrance hallway. Contemporary grey laminate flooring flows throughout and white wooden doors provide access to the living room, kitchen/diner and the ground floor WC. Carpeted stairs rise to the first floor.

Living Room

A generous living room with a PVCu window to the front aspect and double French doors to the side. Grey laminate flooring flows throughout. The room also features a stunning fireplace with an electric wood burning stove with a black and white fire surround (available as an optional extra).

WC

A useful ground floor WC comprising; a WC and wash basin with tiled splash back. There are ceramic tiles to the floor.

Kitchen/Diner

A well equipped dining kitchen with sage green matching wall and base units, wood effect laminate work tops and white brick tiled splash backs. Integrated appliances comprise; a five ring gas hob, an extractor fan, a Zanussi dual oven, a dishwasher and a fridge/freezer. There is ample space for a large dining table with contemporary light fittings above and there are two windows to the side aspect and one window to the rear allowing plenty of natural light. Ceramic floor tiles flow throughout.

Utility Room

A useful utility room with sage green base units housing an integrated washing/dryer, wood effect laminate work tops and white brick tiled splash backs. There is ceramic flooring flowing through from the kitchen and a composite door leads out into the garden.

First floor -

Landing

A spacious landing area providing access to all bedrooms, the house bathroom and a useful storage cupboard. A neutral carpet flows throughout and there is a loft hatch leading to a partially boarded loft space.

Master Bedroom

Located at the rear of the property is a spacious Master Bedroom with a PVCu window to the side aspect. An internal door leads to the en-suite shower room.

En-suite

A fully tiled en-suite with ceramic tiled flooring. There is a WC, wash basin and large shower cubicle with rainfall shower with an additional shower head.

Bedroom Two

A second double bedroom with a PVCu window to the side aspect. A neutral carpet flows throughout.

Bedroom Three

A third double bedroom with two PVCu windows to both the front and side aspect allowing plenty of natural light. There is laminate wood to the floor.

Bedroom Four

A small double bedroom to the front with a PVCu window and laminate wood to the floor.

House Bathroom

A partially tiled house bathroom with ceramic tiled flooring and contemporary feature wall tiles. The bathroom comprises; a WC, wash basin and bath with overhead shower and glass screen. There is a PVCu privacy window to the front elevation.

Exterior

Externally the property benefits from an enclosed rear tiered garden with a patio area, an artificial lawn and

graveled areas providing plenty of space to relax in. The garden is low maintenance and also benefits from a small garden shed. The front of the property features pleasant flowerbeds and a pathway leading to the front door. To the side of the property, there is off-road parking for one car and a detached single garage with a doorway to the garden.

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.

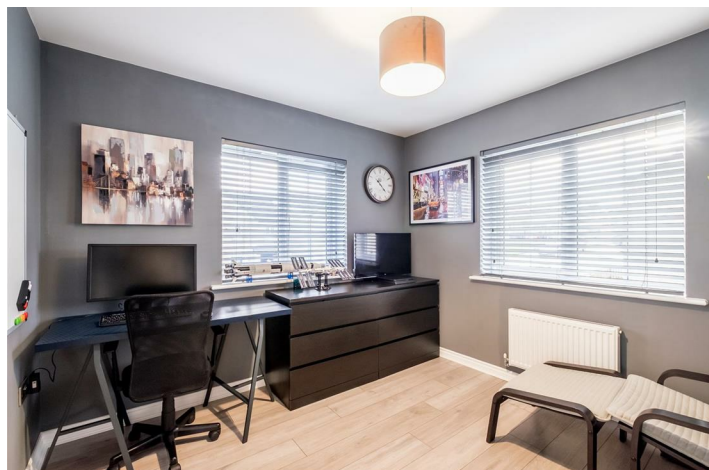
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



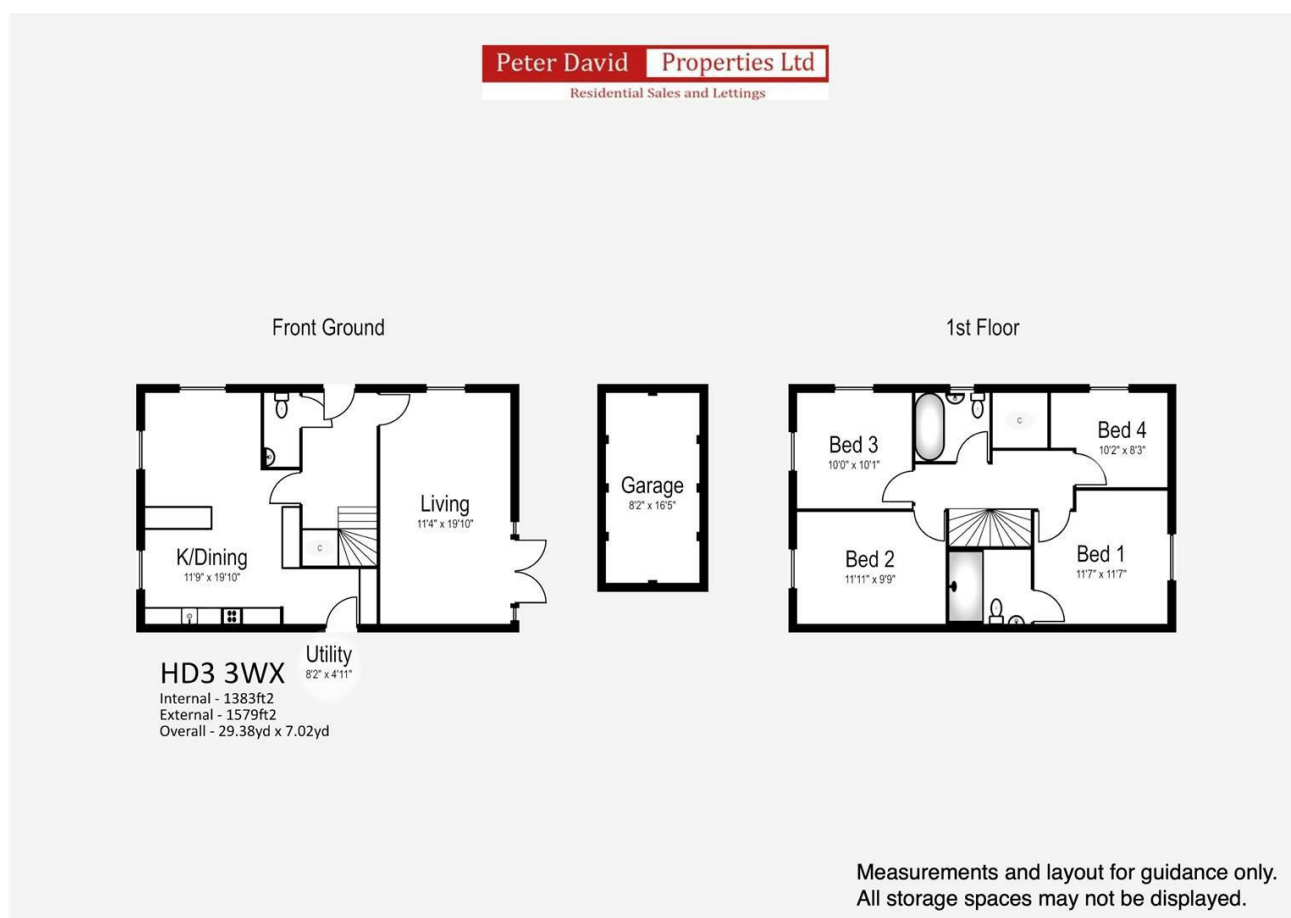
Hybrid Map



Terrain Map



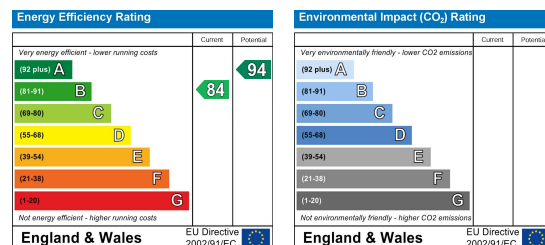
Floor Plan



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.

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