

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 95 Tunncliffe Road

Newsome, Huddersfield, HD4 6QJ

Offers in the region of £180,000



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## Ground Floor -

### Entrance Hallway

Enter the property via a solid wood door into a spacious entrance hallway with tiled flooring. Access to, bedroom two, bedroom three, bedroom four, and the kitchen/diner.

### Kitchen/Diner

The property boasts a large kitchen/diner comprising of cream base units, tiled splash backs, wood work surfaces and a stainless steel sink and drainer. Integrated appliances comprise: a double electric oven with a grill, a 7-ring gas hob, and a extractor fan. Additionally, there are three freestanding spaces for appliances one with plumbing for a washing machine. This kitchen benefits from multiple PVCu windows to the front and side aspect providing panoramic views of the surrounding woodlands. Access, to the living room, house bathroom and stairs rise to the first floor accommodation.

### Living Room

A generously sized living room, with a PVCu window and PVCu door leading out to the rear garden. The living room also benefits from a large under stairs storage cupboard.

### Bedroom Two

A spacious double bedroom with a large PVCu window to the rear aspect.

### Bedroom Three

A third double bedroom set to the rear of the property, with a large PVCu window looking out to the rear garden.

### Bedroom Four

A fourth double bedroom set to the front of the property with a PVCu window and a large storage cupboard.

### House Bathroom

To the ground floor is a fully tiled house bathroom comprising of a 3-piece suite: a WC, a wash basin, and a corner shower cubicle with a glass screen. The bathroom also benefits from a chrome towel rail and a PVCu privacy window to the side aspect.

## First Floor -

### Landing

From the kitchen stairs rise to the first floor accommodation. Access to the master bedroom and the first floor house bathroom. There is a floor to ceiling cupboard providing ample storage space.

### Bedroom One

A generously sized double bedroom with a PVCu window to the rear elevation. Accessed via the bathroom is a large storage cupboard adjoining the bedroom which could potentially be knocked through to add additional living space to the first floor.

### Second House Bathroom

A partially tiled house bathroom comprising: a WC, a wash basin, and a bath with a overhead shower and a glass screen. PVCu privacy window to the side aspect.

### Exterior

The property is situated in the perfect spot; elevated off the main road and providing splendid views. Externally, the property boasts off road parking to the front of the property and a spacious and enclosed

south-east facing garden to the rear, which benefits from a LAWN and a patio area.

### **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 endeavor 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 traveling 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



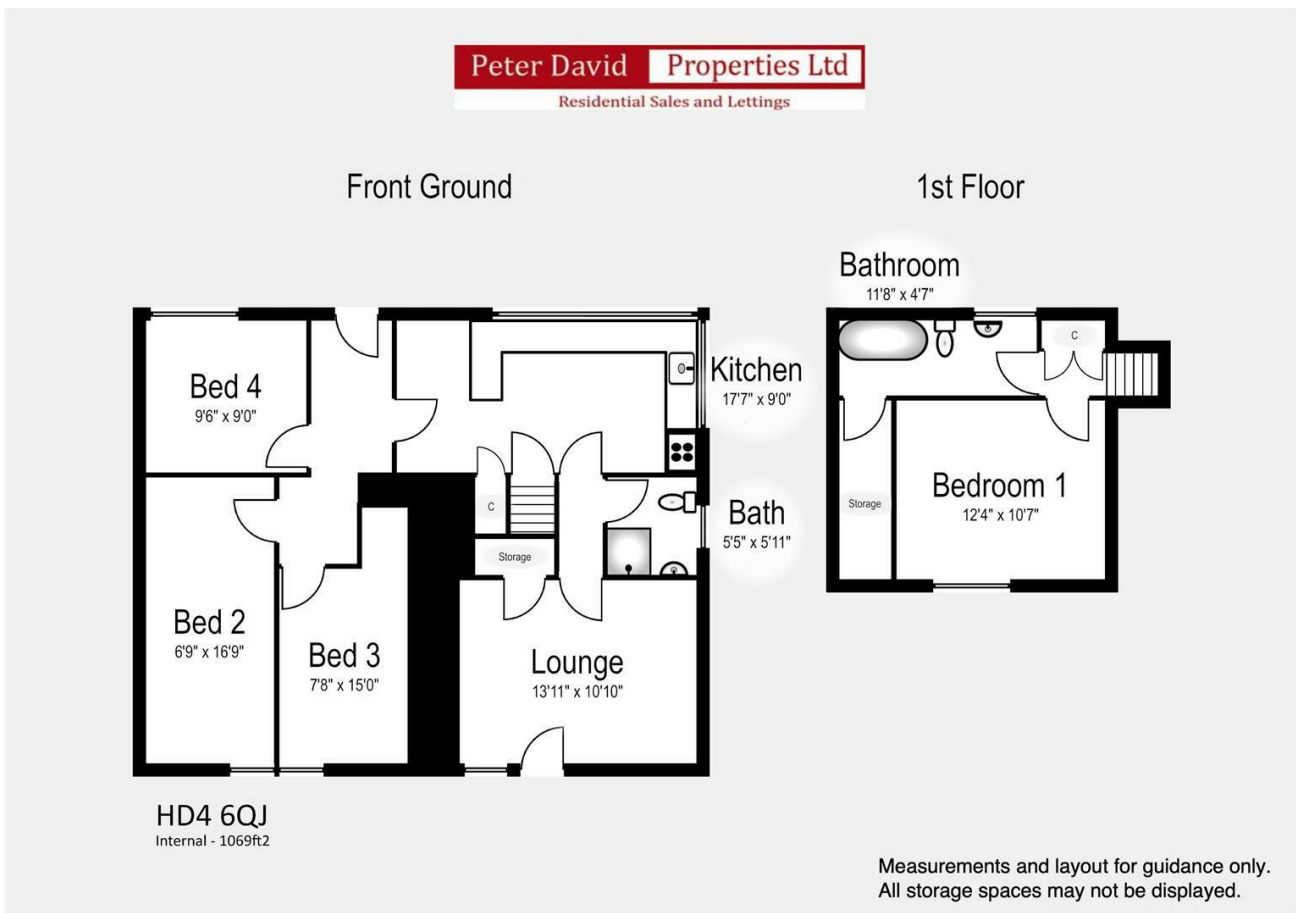
## Hybrid Map



## Terrain Map



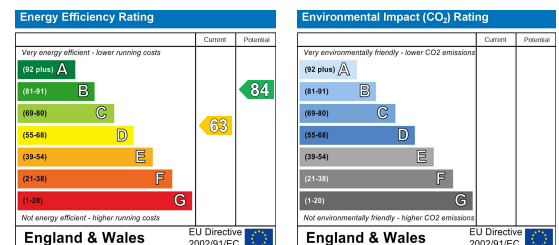
## Floor Plan



## 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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