Peter David Properties Ltd

Residential Sales and Lettings

6 Honey Hall Ing

Brackenhall, Huddersfield, HD2 1GP

Offers in the region of £240,000

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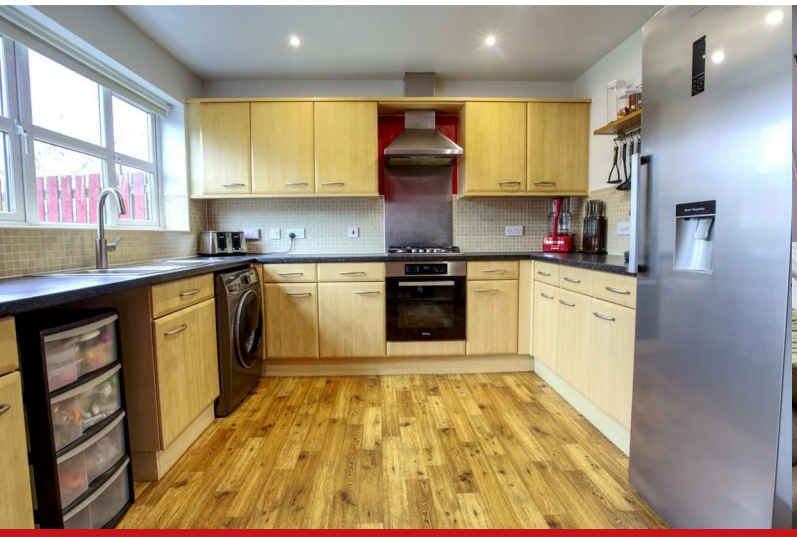

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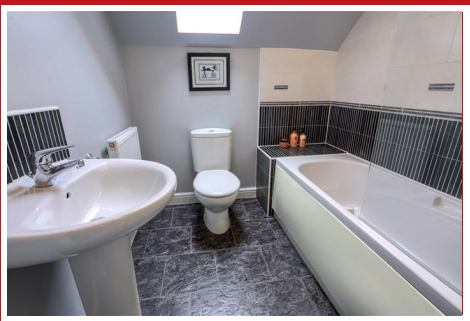


Ground floor:

Entrance Hallway
Enter the property via a composite door into a tiled hallway with carpeted stairs rising to the first floor accommodation. Access to the kitchen/diner, WC and second reception room.

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

Kitchen Diner
To the rear of the property is this spacious kitchen diner with laminate flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a gas hob an extractor and a stainless steel sink and drainer under a PVCu window overlooking the rear garden. There are three spaces for appliances and ample space for a dining table. PVCu patio doors lead out to the rear garden.

Second Reception Room/Office
A converted garage with a neutral carpet, currently used as a gym, but could be used for a variety of purposes. At the back of this room there is a large useful storage cupboard.

First Floor:
Carpeted stairs rise to the first floor accommodation. Access to the lounge, bedroom and en-suite.

Living Room
A spacious living room with neutral carpet. Twin PVCu windows provide plenty of natural light.

Master Bedroom
To the rear of the property is the master bedroom with fitted wardrobes and neutral carpet. PVCu window to front elevation.

En-Suite
A partially tiled en-suite comprising of: a WC, a wash basin with splashback and a shower with glass door.

Second floor:
Stairs rise to the second floor, providing access to bedroom two and three.

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

Bedroom Three
A third double bedroom with PVCu window to front elevation.

House Bathroom
A partially tiled house bathroom with tiled flooring. Comprising of: a WC, a wash basin and a bath with overhead shower and glass screen. A Velux window provides natural light.

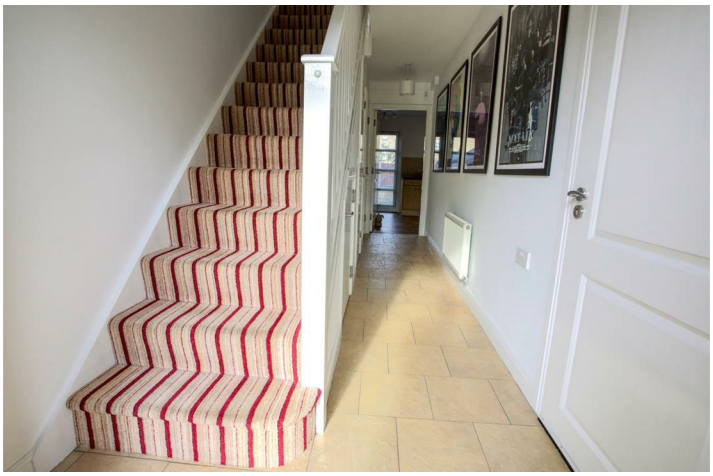
Exterior
To the rear of the property is a paved patio area, a lawn and a shed. To the front is a tarmac driveway with parking for one car, a paved pathway and a lawn. The cul-de-sac does benefit from additional paved parking spaces.

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.

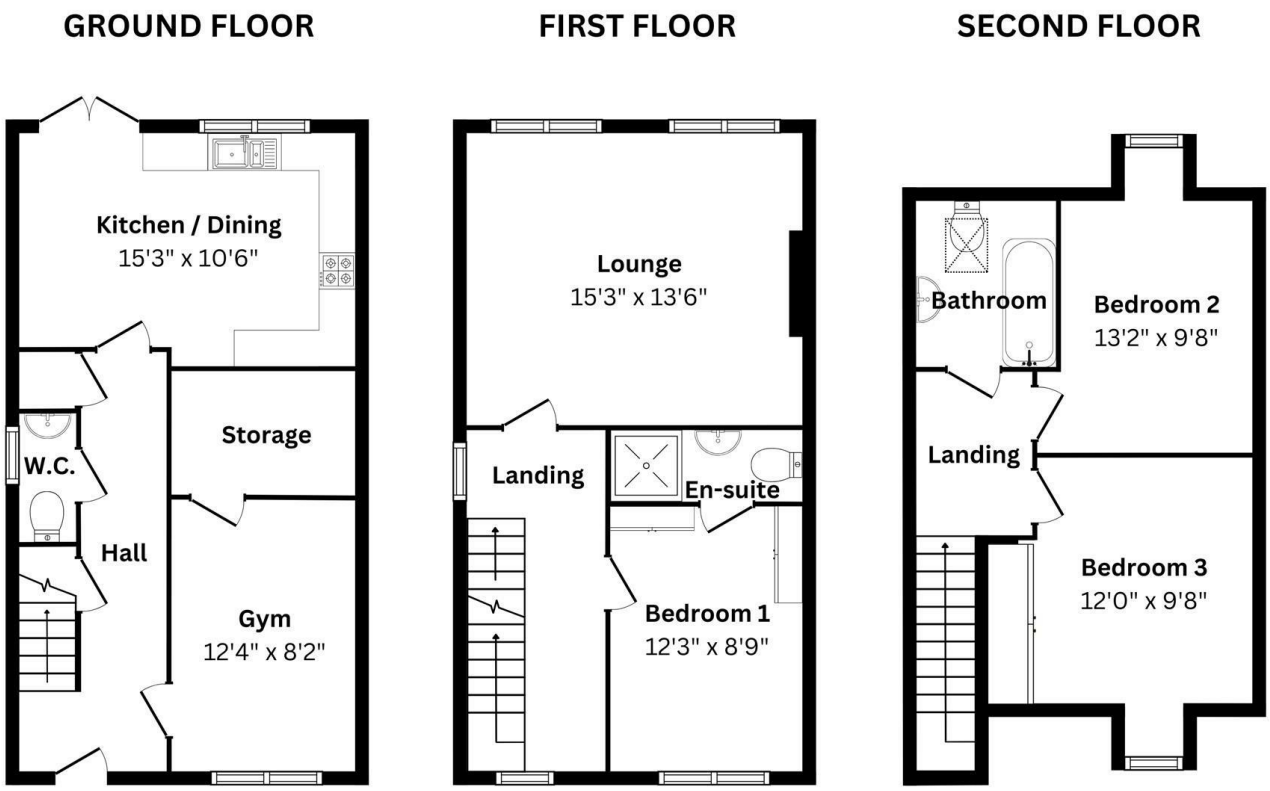


Road Map

Hybrid Map

Terrain Map

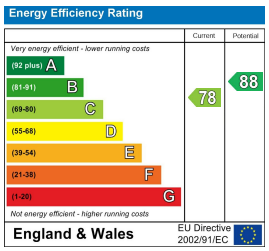
Floor Plan

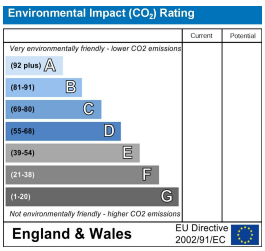


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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