Peter David Properties Ltd

Residential Sales and Lettings

5 Woodhouse Hall Road

Fartown, Huddersfield, HD2 1DJ

Offers in the region of £165,000

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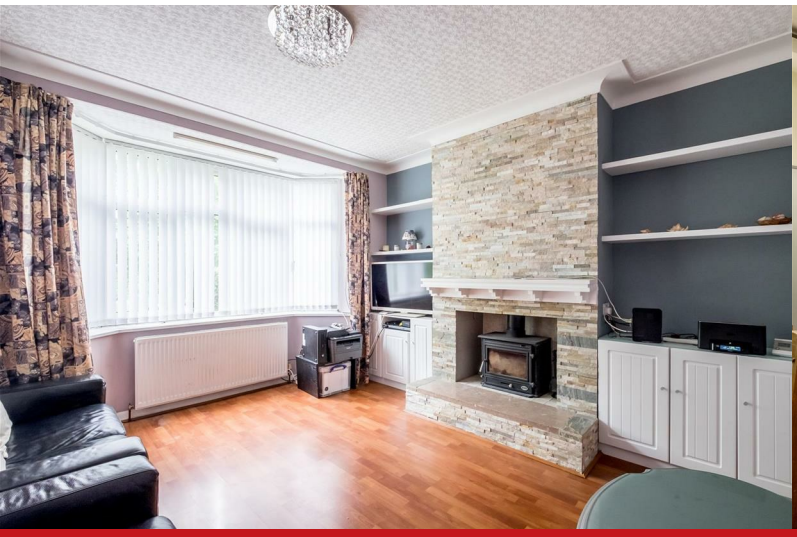

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* IDEAL FAMILY HOME * THREE BEDROOM SEMI-DETACHED * POTENTIAL TO EXTEND (STPP) * GARDENS TO THE FRONT AND REAR * QUIET LOCATION OFF THE MAIN ROAD *

Peter David Properties are pleased to present to the open market this deceptively spacious THREE bedroom Semi-Detached property.

This ideal family home, which sits on a large plot with gardens to both the front and rear gives a buyer the potential to extend to create a larger property (subject to planning permissions).

Internally the property comprises, to the ground floor; a spacious entrance hallway, a living room, a kitchen/diner and a WC. To the first floor there are two double bedrooms, a single bedroom and a house bathroom. The property also benefits from gas central heating and double glazing throughout.

Externally the property boasts a driveway with parking for two cars, a single, detached garage and an outhouse currently used as a utility room. There are gardens to both the front and rear with an abundance of mature shrubs and trees. The rear garden also benefits from a summerhouse and a greenhouse.

Situated just a short drive to Huddersfield town centre and all its amenities within. The M62 network is just a short drive away so ideal for those looking to commute to Manchester or Leeds. Local transport links and excellent primary and secondary schools are also nearby.

Viewing is highly recommended - call to book today!

Ground floor -

Entrance Hallway

Enter the property via a wooden front door into this spacious entrance hallway providing access to the living room, kitchen/diner and WC. There are carpeted stairs rising to the first floor. Vinyl floor tiles flow throughout and there are also two storage cupboards and an external door providing access to the side of the property.

Living Room

A generous living room with a PVCu bay window to the front aspect allowing plenty of natural light. There are also built-in storage cupboards to the alcoves and a tiled chimney breast with a stone hearth (stove not included in sale).

Kitchen/Diner

Set at the rear of the property is the kitchen/diner featuring cream gloss wall and base units, laminate worktops, tiled splash backs and a stainless steel sink and drainer. Integrated appliances comprise; a range oven with a ceramic top, an extractor fan and a dishwasher. There is also space for a dining table and a large fridge/freezer. There is a PVCu window to the rear aspect.

WC

A fully tiled ground floor WC with a wash basin set over a vanity unit and vinyl tiles to the floor. There is a PVCu window to the rear aspect.

First floor -

Landing

A carpeted landing providing access to the bedrooms and bathroom. There is a PVCu window to the side aspect and a small loft hatch leading to the loft space.

Bedroom One

A spacious double bedroom with built-in wardrobes across one wall and a neutral carpet. There is a PVCu window overlooking the rear garden.

Bedroom Two

A second double bedroom with a green carpet and built-in wardrobes. There is a PVCu bay window to the front aspect.

Bedroom Three

A single bedroom with a PVCu window to the front elevation and a built-in storage cupboard over the stairs. A green carpet flows throughout.

Bathroom

A house bathroom with acrylic wall paneling and vinyl floor tiles. There is a WC and wash basin set in a vanity unit and a

standalone bath and shower combination cabin with integrated bath and body jets. There is a PVCu privacy window to the rear and a mirrored wall cabinet.

Exterior

The property benefits from a large, enclosed rear garden, which has a pleasant lawn area with surrounding mature shrubs and well established beds. There is also a spacious summer house and a greenhouse. To the front there is a tiered, lawned garden with surrounding shrubs. A driveway provides parking for up to two cars leading to a single detached garage.

Garage/Utility Room

A detached, single garage with light and power. To the rear of the garage is a useful fully tiled utility area accessed via the side of the property providing plumbing for a washing machine and space for an additional appliance.

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

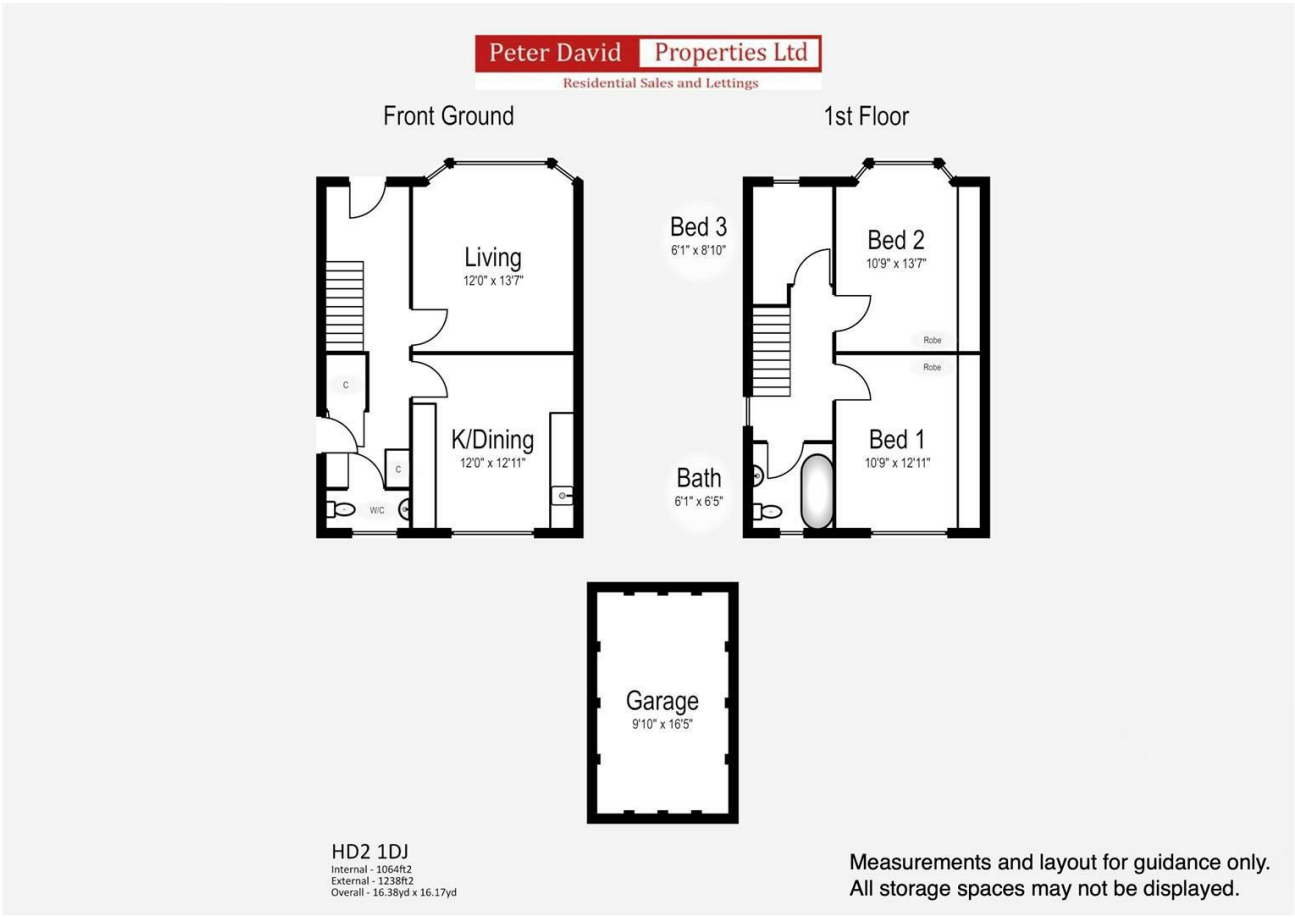
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

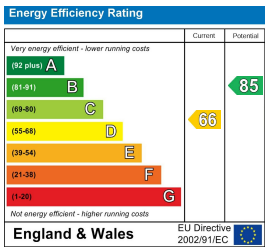
Floor Plan

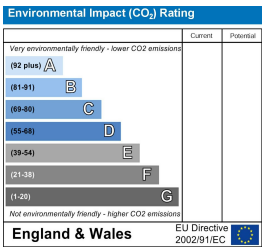


Viewing

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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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