Peter David Properties Ltd

Residential Sales and Lettings

14 Hoffman Street

Milnsbridge, Huddersfield, HD3 4LR

Offers in excess of £215,000

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Ground Floor -

Entrance Hallway
Enter this stunning period property through a large composite door into a spacious and welcoming entrance hallway showcasing an array of superb original features and high ceilings throughout. The hallway boasts a beautiful tiled floor, original ornate cornices, ceiling roses and feature arches. Providing access to the living room, dining room, kitchen, cellar and with a beautiful restored staircase rising to the first floor featuring original bannisters and spindle balustrade. This hallway definitely has the WOW factor!

Kitchen
A galley kitchen with vinyl flooring and matching wooden wall and base units, granite worktops and granite splash backs. Integrated appliances comprise of a BUSH range electric oven with five ring gas hob, an extractor fan, a fridge freezer and a Belfast sink under a wooden window with views over the canal. There is also one freestanding space with plumbing for a washing machine.

Living Room
A well appointed living room offering a wealth of original features from ornate cornices, parquet flooring and decorative ceiling rose. There is a floor to ceiling PVCu window to the front aspect allowing plenty of natural light. An original marble fireplace with tiled hearth housing a log burner offers an attractive focal point.

Dining Room
A tasteful dining room featuring wooden flooring, original cornice and feature archways. Benefiting from an inglenook fireplace with a gas effect wood burning stove with slate effect hearth. Patio doors lead out to the rear garden.

Cellar
A converted cellar with carpeted stairs and vinyl flooring provides an extra space, which could be utilised to serve a variety of purposes. Benefiting from a PVCu window.

First Floor -

Landing
A beautiful landing with a large arched floor to ceiling PVCu window, which dominates the space and allows plenty of light to flow in. An original spindle and balustrade bannister and grey carpet flows throughout the first floor accommodation. Access to all bedrooms and a house bathroom.

House Bathroom
Step into this stunning house bathroom and the first thing you see is the luxurious freestanding cast iron roll top bath with a chrome oval curtain rail. The room features monochrome tiled flooring with a feature center piece, wooden paneling spanning the room, and a feature radiator. The room comprises of a WC, a wash basin with a tiled splash back and a mirrored wooden storage cupboard. PVCu window to the rear elevation.

Bedroom One
A generous king-sized bedroom with a en-suite bathroom. The room boasts lots of character with original cornices and high ceilings. A PVCu picture window to the rear elevation which benefits from a view of the River Colne.

En-Suite Bathroom
A modern partially tiled en-suite bathroom with tiled flooring. Comprising of WC, wash basin, large walk in double shower with a feature glass screen and a grey ceramic towel rail.

Bedroom Two
A second double bedroom with large floor to ceiling wardrobes to the alcoves, benefiting from original cornices and a PVCu picture window to the front aspect.

Bedroom Three
A third double bedroom again with original cornices and PVCu window to front aspect.

Exterior

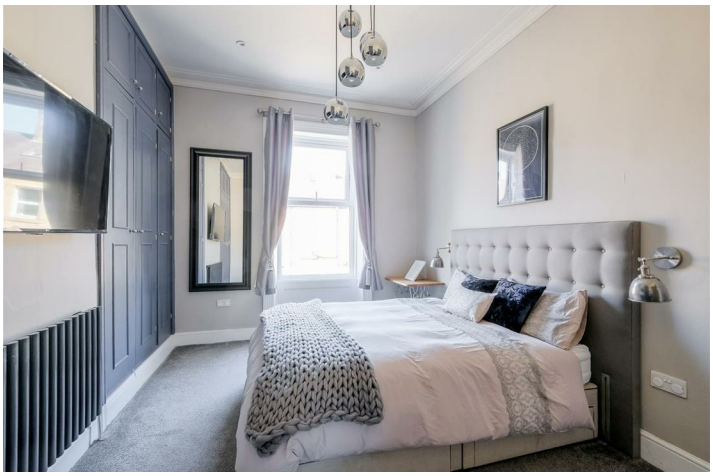
To the front there is an enclosed paved front yard benefiting from outside lighting with a tarmac pathway down the side providing access to the rear. To the side of the property there is a single garage and driveway providing off-road parking for one car. At the rear of the property is an enclosed garden with raised flower bed's and benefits from an excellent degree of privacy with views over the River Colne.

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

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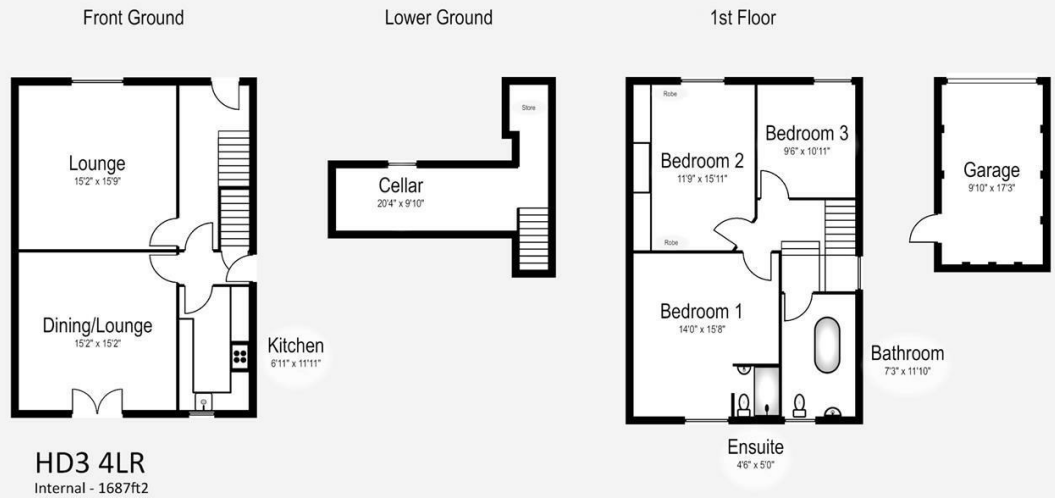


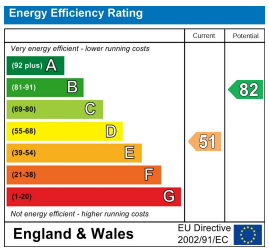
HD3 4LR
Internal - 1687ft2
External - 1952ft2
Overall - 32.75yd x 10.93yd

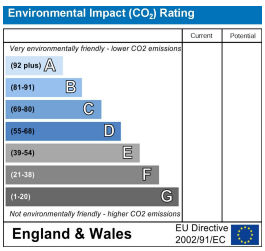
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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