Peter David Properties Ltd

Residential Sales and Lettings

156 Ashbrow Road

Huddersfield, HD2 1DU

Offers in the region of £140,000

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Entrance Porch
A useful porch with solid wood double glazed windows to two sides and a tiled flooring. A solid wood inside door leads into the hallway.

Hallway
This hallway has solid oak flooring access to the living room and carpeted stairs rise to the first floor accommodation.

Living Room
A charming and characterful living room with feature panelled walls and a semi-circular stone fireplace housing a wood burning stove. Wood double glazed leaded window overlooks the front garden with splendid views across to Castle Hill. Access to the kitchen diner.

Kitchen Diner
A kitchen diner with ceramic tiled flooring, matching cream wall and base units, laminate worktops and tiled splashbacks. Integrated appliances comprise of: an electric oven, an electric hob, an extractor and a stainless-steel sink and drainer under a large PVCu window overlooking the rear garden. There are two spaces for free standing appliances, one with plumbing for a washing machine. Providing ample space for a dining table. PVCu door leads out to the rear garden.

Cellar
A useful cellar with electrics and lighting.

Landing
Carpeted stairs rise to the landing with solid oak flooring. Access to all bedrooms, house bathroom and loft ladder to the loft conversion.

Bedroom One
To the front of the property there is double bedroom with fitted wardrobes and shelving. Wooden double-glazed leaded window to the front elevation providing splendid views to Castle Hill.

Bedroom Two
A single bedroom to the front aspect with fitted wardrobes and wooden double-glazed leaded window to front elevation.

House Bathroom
To the rear of property is a fully tiled house bathroom with marble flooring. Comprising of : WC, wash basin, bath and corner glass shower cubicle. Wooden double glazed privacy window to rear elevation.

Loft Conversion
A loft ladder rises from the landing up to this useful loft conversion. With wooden balustrade, feature beams, shelving, central heating, carpeting and two Velux windows providing an abundance of natural light, this conversion could be used for a variety of purposes all year round.

Exterior
To the rear of the property there are steps going up to a raised bed and a paved area. To the front is a tiered garden with mature trees and shrubs and a paved patio area where you can sit and relax and enjoy the fantastic views across to Castle Hill.

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

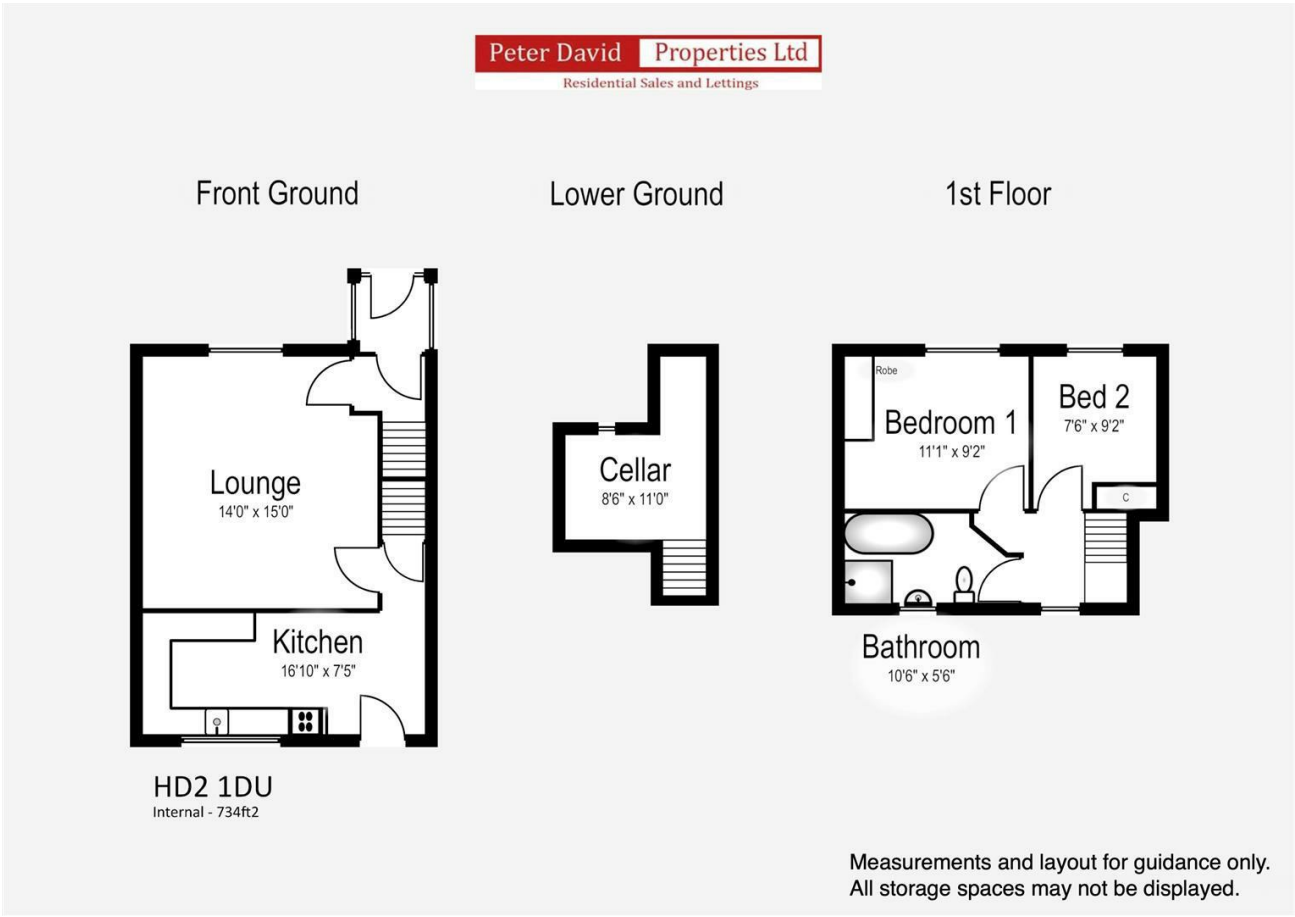
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

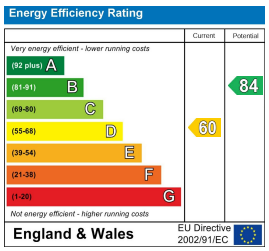
Floor Plan

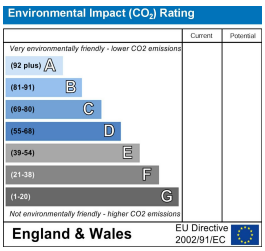


Viewing

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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