Peter David Properties Ltd

Residential Sales and Lettings

36 Haigh Road

Lindley, Huddersfield, HD3 2AE

Asking price £225,000

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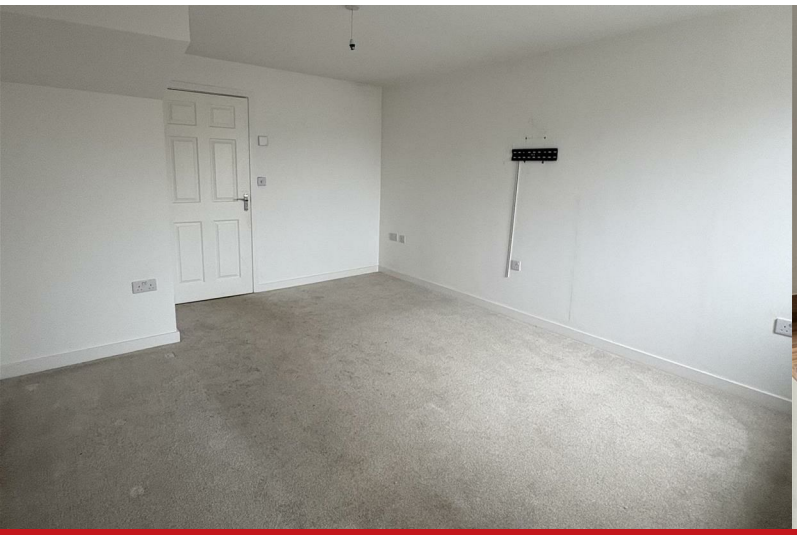

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Entrance Vestibule
Enter the property through a PVCu door with coir matting. Access into the living room.

Living Room
A spacious living room with a neutral carpet. PVCu window to front aspect.

Downstairs W/C
A useful ground floor WC with tiled flooring. Comprising of: WC, a wash basin and tiled splashback.

Kitchen / Diner
This kitchen diner is to the rear of the property and has tiled flooring, matching wall and base units and laminate worksurfaces. Integrated appliances comprise of: an electric oven, a gas hob, an extractor, a washing machine, a dishwasher, a fridge freezer and a stainless-steel sink and drainer under a PVCu window. PVCu patio doors lead out to the rear garden.

Landing - First Floor
Access to two bedrooms and the house bathroom, neutral carpet flows throughout the first floor.

Bedroom Two
A spacious size double bedroom with two PVCu windows to front elevation.

Bedroom Three
A double bedroom with PVCu window to rear.

House Bathroom
A house bathroom with tiled flooring. Comprising of: a WC, a wash basin with tiled splashback and a bath with overhead shower and a glass screen.

Landing - Second Floor
Access to the master bedroom and en-suite, neutral carpets flow throughout.

Master Bedroom
A very spacious double bedroom with PVCu window to front elevation.

En-Suite
A partially tiled en-suite with tiled flooring. Comprising of ; a WC, wash basin and a shower with glass doors. PVCu velux privacy window to rear aspect.

Exterior
To the front of the property is a tarmac driveway with parking for two cars. Access down the side to the rear, benefiting from a large enclosed garden with a lawn.

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

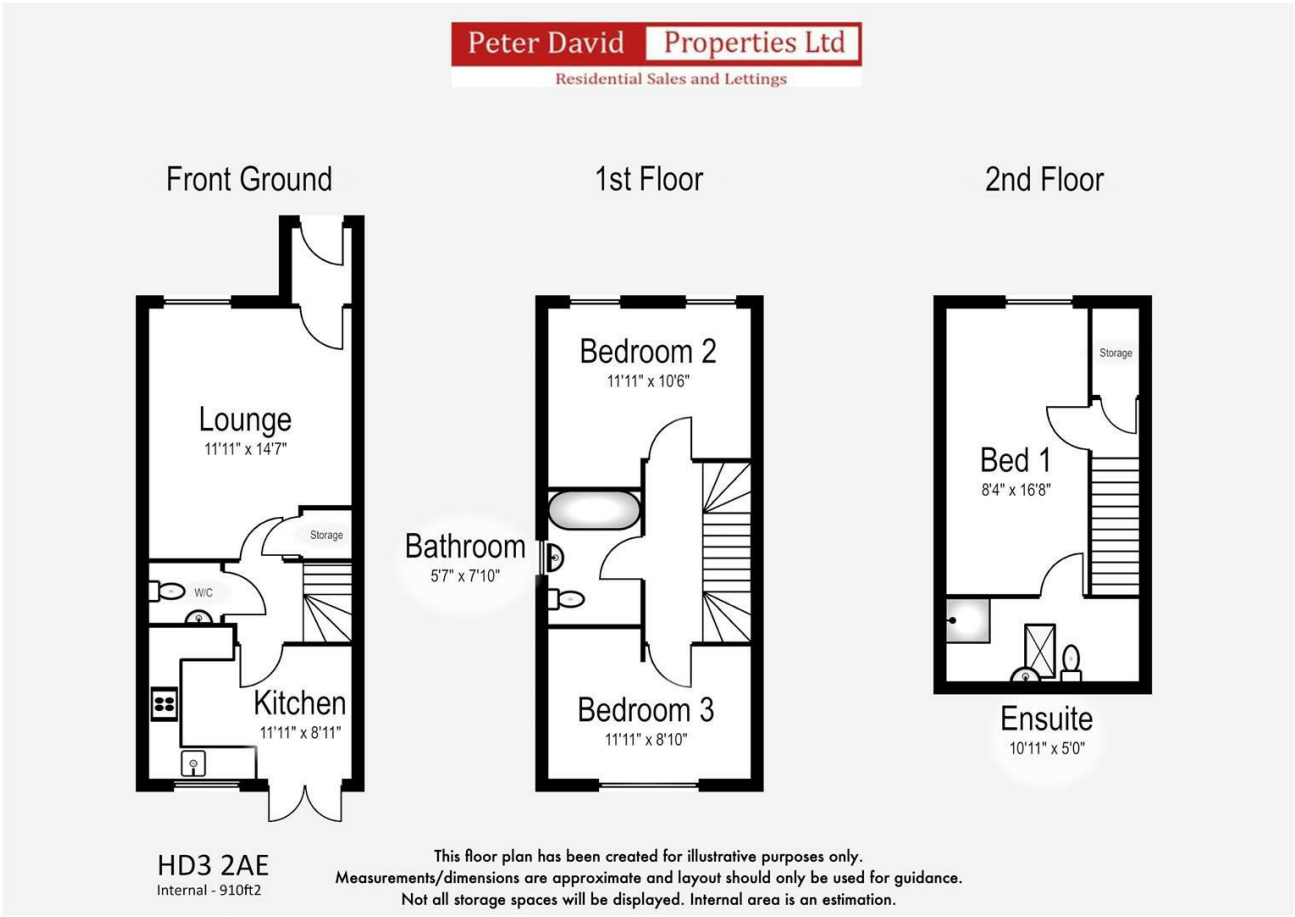
contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any 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

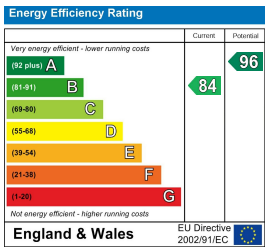
Floor Plan

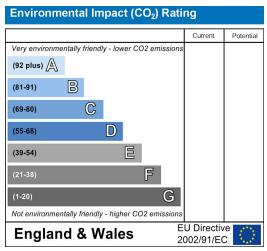


Viewing

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

Energy Efficiency Graph





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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