

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 11 Mill View

Milnsbridge, Huddersfield, HD3 4FU

Offers in the region of £195,000



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## Ground Floor -

### Entrance Hallway

Enter the property through the wooden door into the entrance hallway, where a sleek grey carpet flows throughout. There is access to the living room and stairs rise to the first floor accommodation.

### Living Room

The well-appointed living room welcomes you with a PVCu window to the front aspect, inviting natural light to illuminate the space. Conveniently, from here, access is provided to the open plan kitchen/diner, downstairs WC, and a spacious storage cupboard.

### Ground Floor WC

A useful ground floor WC, with a wash basin with a tiled splash back and a WC.

### Open Plan Kitchen/Diner

At the rear of the property is the inviting open plan kitchen/diner, adorned with wood effect laminate. The space is enhanced by cream matching wall and base units, complemented by laminate work surfaces and a stainless steel sink and drainer. Integrated appliances include a electric oven, a gas hob, and an extractor fan. Furthermore there are three additional spaces for appliances, such as a fridge freezer and a washing machine. PVCu French doors open up providing direct access to the rear garden, effortlessly extending the living space outdoors and offering the perfect setting for al fresco dining and entertaining.

## First Floor -

### Landing

The landing provides access all the bedrooms and the house bathroom.

### Master Bedroom

A generously proportioned master bedroom with two twin PVCu windows to the front elevation.

### Bedroom Two

A second generously proportioned bedroom set to the rear of the property with a PVCu window to the rear elevation.

### Bedroom Three

A third double bedroom with a PVCu window to the rear elevation.

### House Bathroom

A partially tiled house bathroom comprising of a WC, a wash basin and a bath with an overhead shower and a glass screen. There is linoleum tiled effect flooring and a PVCu window to the side elevation.

### Exterior

To the front of the property is a tarmacked driveway providing off road parking for two cars. To the rear is a fully enclosed private garden to the rear with a timber fence, patio area and a well manicured lawn. There is the added benefit of a outdoor socket and a shed providing a practical storage solution.

### 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



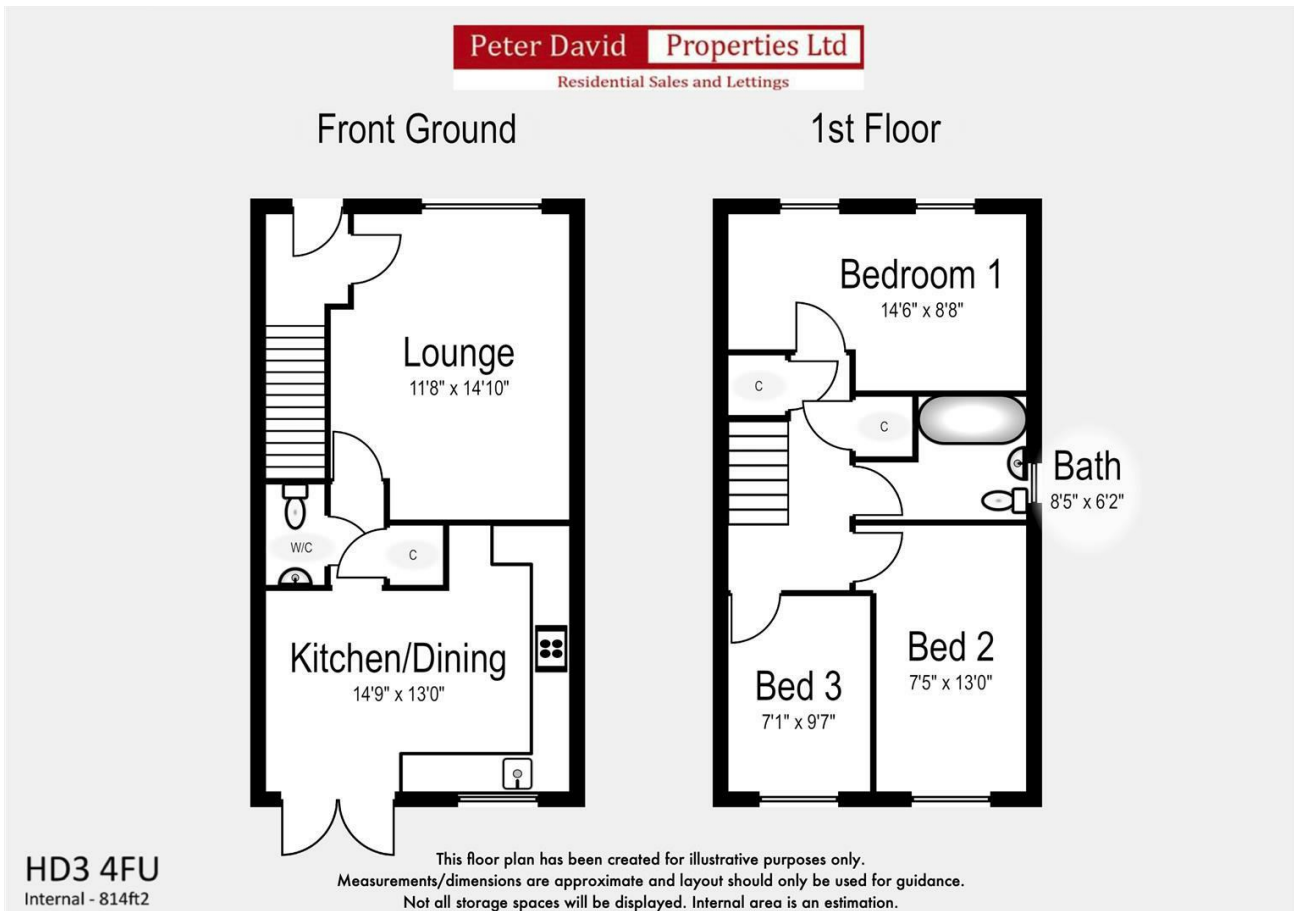
## Hybrid Map



## Terrain Map



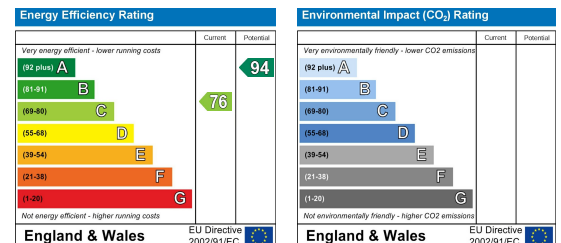
## Floor Plan



## 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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