

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 22 New Street

Milnsbridge, Huddersfield, HD3 4LN

Offers in the region of £115,000



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## Entrance Hallway

Access via a PVCu door. Stairs rising to first floor accommodation with a feature wall. Access to the open plan living kitchen area.

## Open Plan Living with Kitchen

This stylish open plan living kitchen area features an inglenook fireplace with gas log burner. A modern kitchen with matching wood effect wall and base units, laminate flooring, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, an electric hob, an extractor, a fridge freezer, a dishwasher and a stainless steel sink and drainer. PVCu window to front aspect. Access to cellar.

## Cellar

A useful cellar with heating and plumbing. White hi-gloss wall units, laminate work surfaces and plumbing for a washing machine.

## Landing

A landing with feature wall and wood balustrade. Access to the loft space.

## Bedroom One

A spacious double bedroom with feature fireplace. PVCu window to front elevation.

## Bedroom Two

A single bedroom with PVCu window to front elevation.

## House Bathroom

A partially tiled bathroom with solid oak flooring. Comprising of: WC, wash basin, P-shaped bath with overhead shower and glass screen. Benefiting from a chrome heated towel rail and illuminated mirror.

## Loft Space

A useful boarded and carpeted loft covering the width of the property with feature beams and stonework.

## Exterior

To the front of the property there is a garden with an artificial lawn, this could be turned into a parking area with parking for one car if required.

## Mortgages

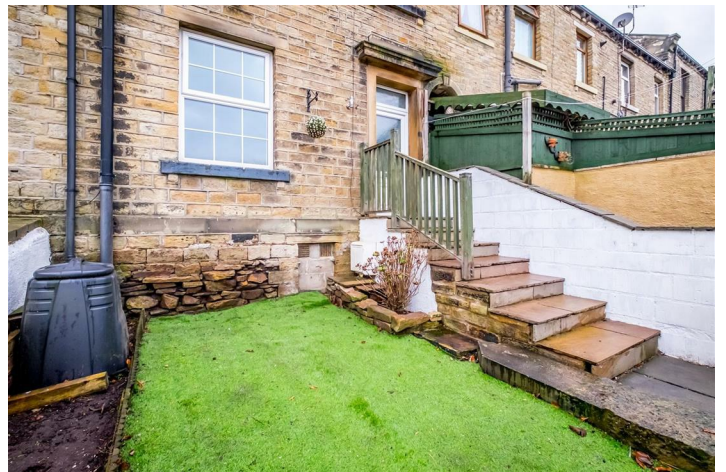
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## 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



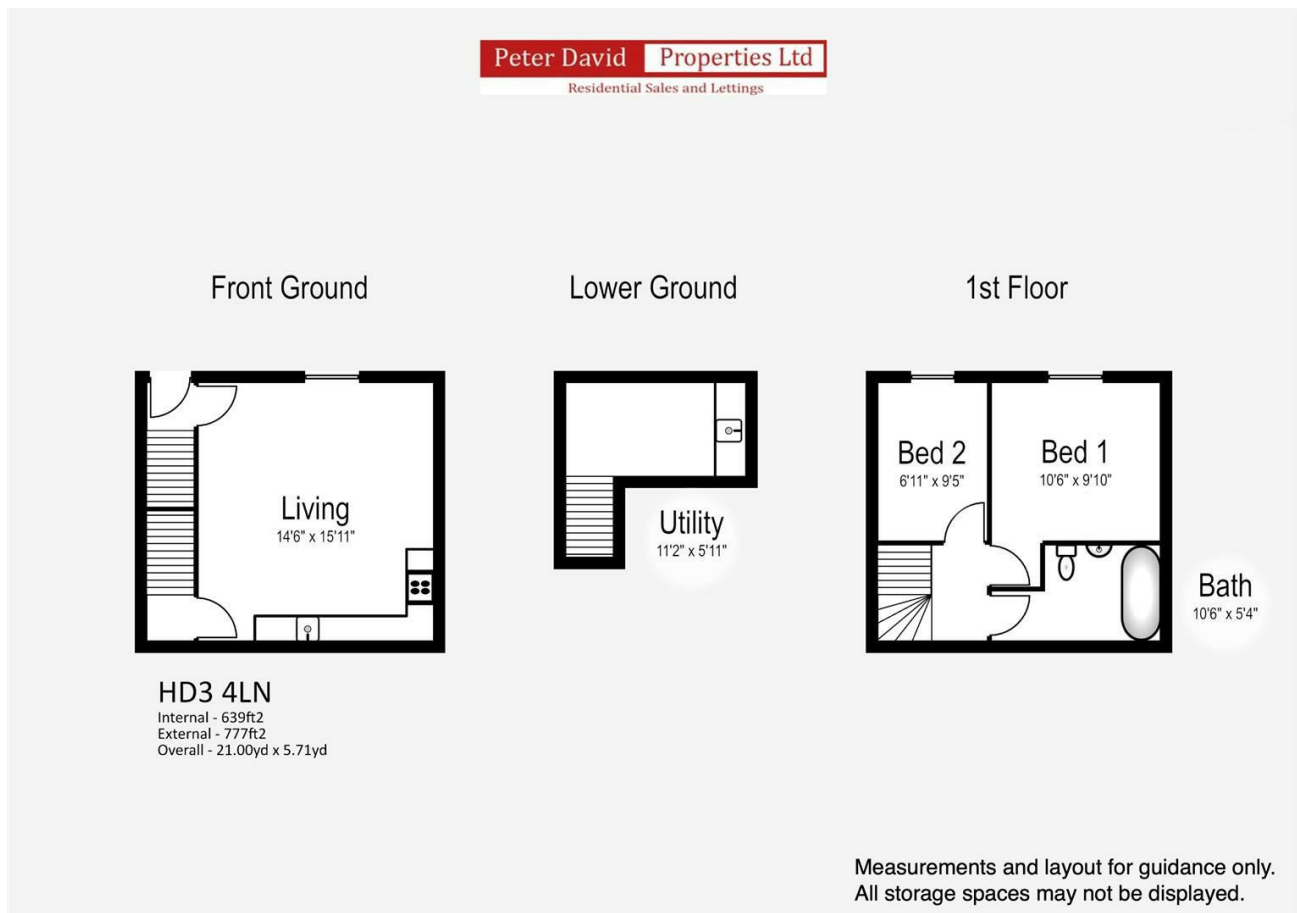
## Hybrid Map



## Terrain Map



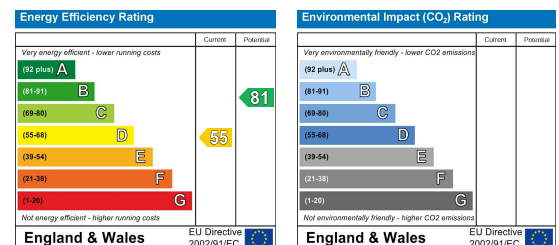
## Floor Plan



## 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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