Peter David Properties Ltd

Residential Sales and Lettings

6 Wood View

Deighton, Huddersfield, HD2 1EY

Offers in the region of £185,000

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Ground Floor -

Entrance Hallway
Enter the property via a composite front door into this spacious entrance hallway with wood effect vinyl flooring flowing through to the ground floor WC, utility room and third bedroom. There is a large storage cupboard providing ample storage space and also houses the boiler which is only 2-years old. Carpeted stairs rise to the first floor accommodation.

Ground Floor WC
A useful ground floor WC, comprising of a WC and a wash basin with a tiled splash-back.

Utility Room
The utility room comprises white gloss base units, a wood effect laminate work surface, tiled splash-backs and a stainless steel sink and drainer. There is one space for an appliance which has plumbing for a washing machine and a composite door leads out to the rear garden.

Bedroom Three
Located on the ground floor is the third double bedroom with a PVCu window to the rear aspect.

First Floor -

Living Room
This bright and spacious living room benefits from PVCu twin windows overlooking the front aspect.

Kitchen/Diner
This spacious kitchen diner is set to the rear of the property and has wood effect vinyl flooring, hi-gloss white matching wall and base units, wood effect laminate work surfaces and tiled splash backs.

Integrated appliances comprise of: a AEG oven and grill, a five ring gas hob, an extractor, a fridge/freezer and a circular stainless-steel sink and drainer under a PVCu window overlooking the rear garden. There is ample space for a dining table.

Second Floor -

Bedroom One
A generously sized double bedroom benefiting from fitted wardrobes with sliding doors and a PVCu window to the front elevation.

En-Suite
An en-suite with tiled effect vinyl flooring comprising of a WC, a wash basin and a corner shower cubicle with glass doors.

Bedroom Two
A second double bedroom set to the rear of the property with a PVCu window overlooking the rear garden.

House Bathroom
A partially tiled house bathroom with vinyl flooring. Comprising of: WC, a wash basin and a bath with an overhead shower.

Exterior
To the front of the property is small grassed area and a tarmacked driveway (providing off-road parking for one car) leading to a single integral garage. The garage has an up and over door and lighting. To the rear is a south-east low-maintenance tiered garden with a patio and decked area.

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

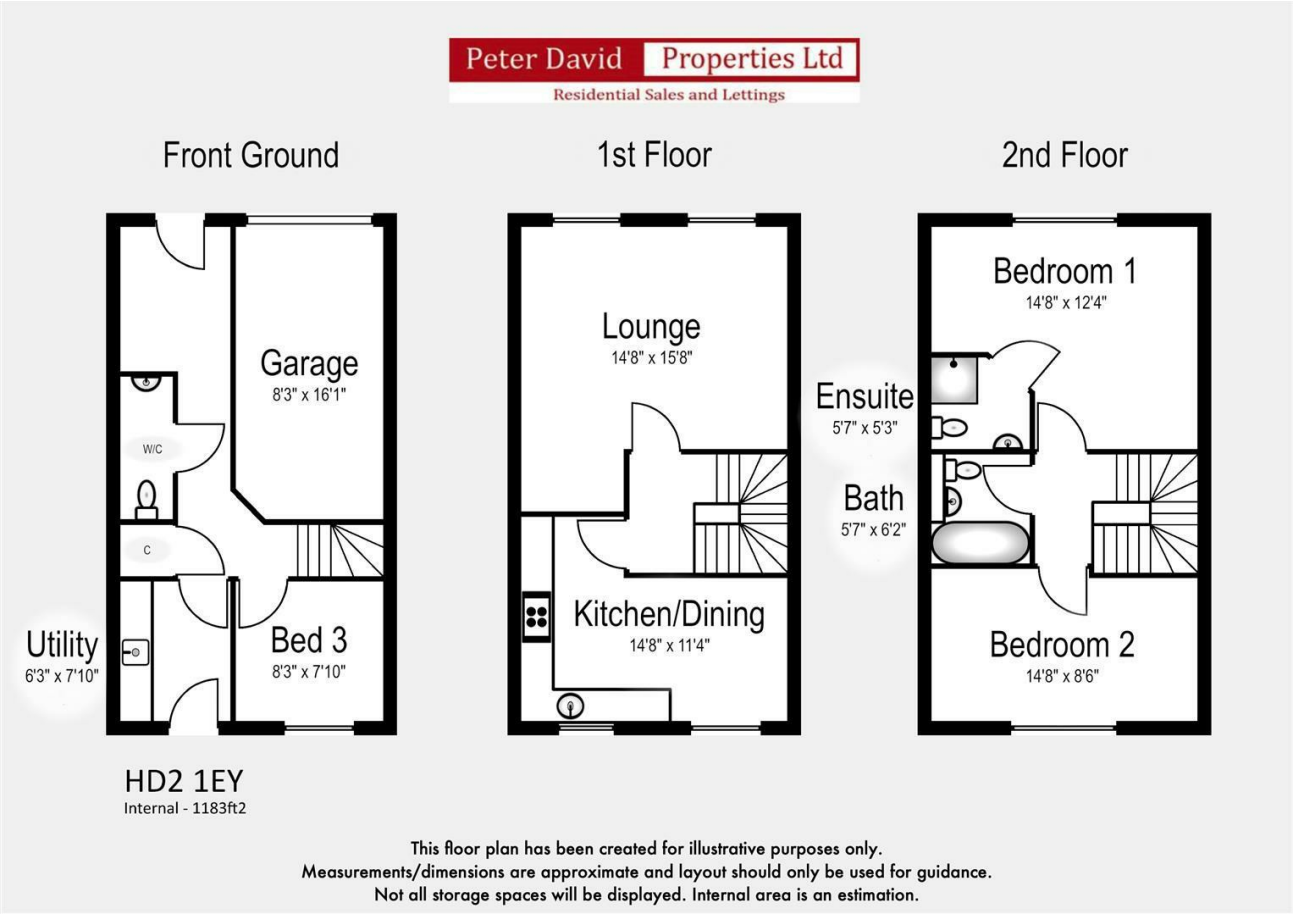
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

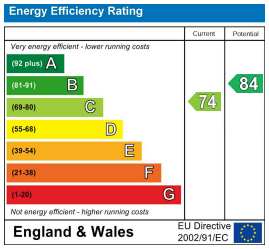
Floor Plan

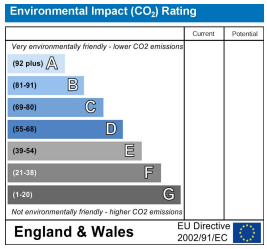


Viewing

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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