

Peter David

Properties Ltd

Residential Sales and Lettings



16 Dearne Fold

Lindley, Huddersfield, HD3 3JU

Offers in the region of £175,000



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Ground Floor -

Open Plan Kitchen/Living Room

Enter the property via a solid wood stable door into the kitchen area. Adorned with solid wood flooring and neutral carpet to the living room area this space is flooded with character and charm featuring wooden beams to the ceiling and a log burning stove set in a recessed fireplace in the living area. The kitchen comprises cream matching wall and base units, wood effect laminate work surfaces and stainless steel sink and drainer. Integrated appliances comprise of a double electric oven and grill, a four ring gas hob, an extractor fan, an under counter fridge and a slimline dishwasher. There is also a space for an additional appliance, which has plumbing for a washing machine. The space is filled with natural light via two PVCu windows to the side aspect and one looking out to the rear yard. Stairs rise to the first floor accommodation and there is access to the cellar. The cellar provides ample space for all household essentials and has the potential to be converted into additional living space.

First Floor -

Landing

The landing provides access to both bedrooms and the house bathroom. There is also a loft hatch providing access to a partially boarded loft.

Bedroom One

A double bedroom, with a PVCu sash window to the front elevation.

Bedroom Two

A second double bedroom with a PVCu sash window to the rear.

House Bathroom

A partially tiled house bathroom adorned with wooden flooring. The bathroom comprises of a WC, a wash basin, and a bath with an overhead shower with a shower curtain. There is a PVCu privacy window to the side elevation.

Exterior

The property is accessed via a gate onto a courtyard area (owned by the adjoining property). This property has a right of way over the courtyard to access the front door. To the rear is a paved yard to the front is permit parking.

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



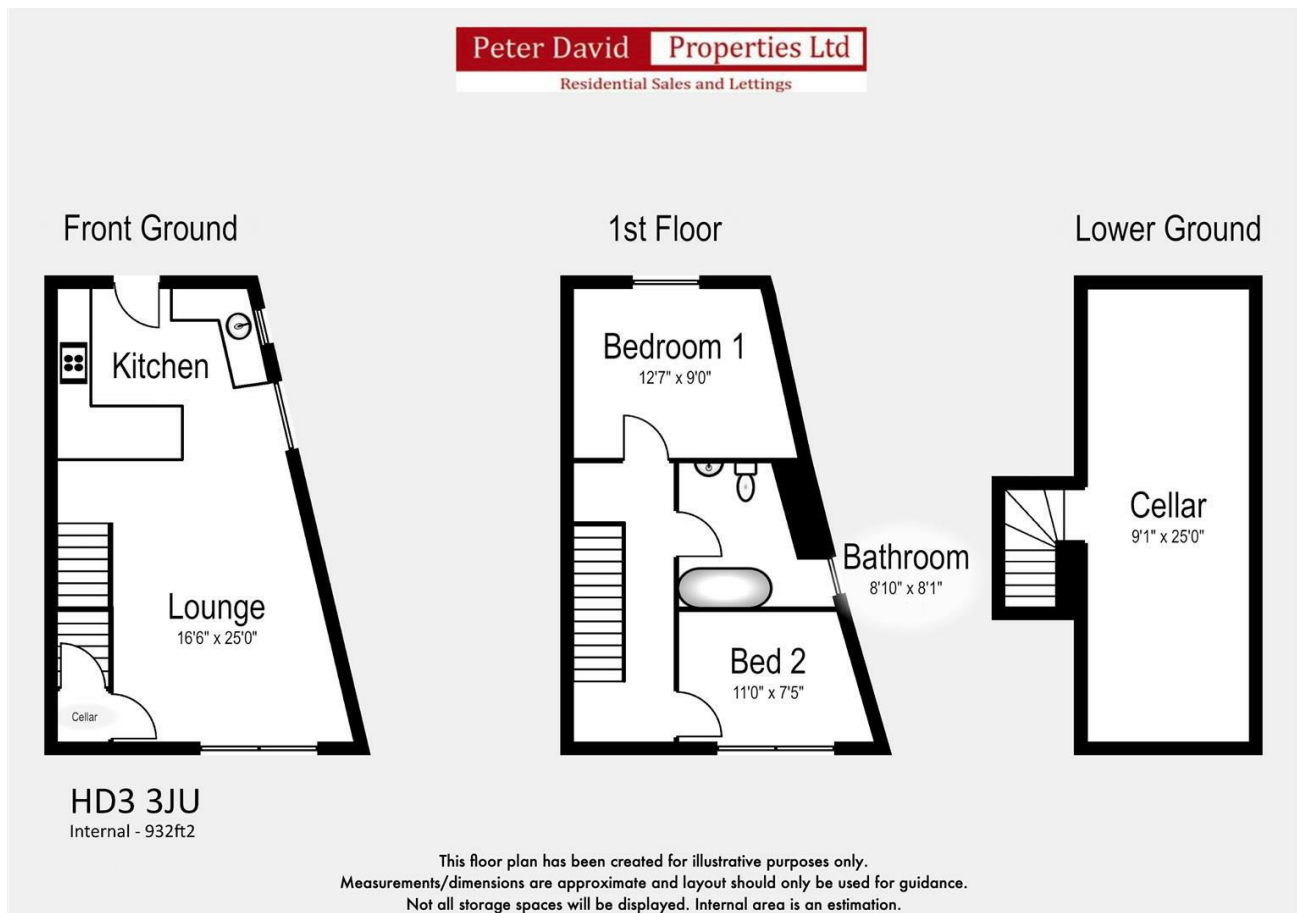
Hybrid Map



Terrain Map



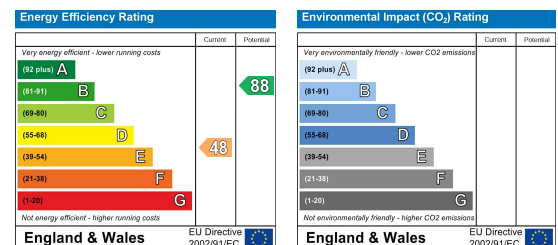
Floor Plan



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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