

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 44 Blackthorn Drive

Lindley, Huddersfield, HD3 3SB

Offers in the region of £120,000



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## Entrance Hallway

This entrance hallway provides access to all rooms. There are two useful storage cupboards and a neutral carpet flows throughout.

## Open Plan Living/Kitchen

A spacious open plan living kitchen area with a neutral carpet and PVCu window to the front. The kitchen has a tiled floor, wood effect matching wall and base units, tiled splashbacks and laminate work surfaces. Integrated appliances comprise of: a double electric oven, a gas hob, an extractor, a washing machine a fridge freezer and a 1.5 stainless steel sink and drainer. There is one free standing space for an appliance. PVCu window to side elevation.

## Bedroom One

A spacious double bedroom with fitted wardrobes. PVCu window to front elevation. Access to en-suite

## En-Suite

A partially tiled en-suite with tiled flooring. Comprising of: WC, wash basin and corner shower cubicle with glass doors. Benefiting from a ceramic towel rail.

## Bedroom Two

A further double bedroom with PVCu window to front elevation.

## House Bathroom

A partially tiled house bathroom with tiled flooring, WC, wash basin and bath with hand held shower attachment. Benefiting from a ceramic towel rail.

## Exterior

Externally there are communal gardens surrounding

the apartments. An allocated parking space and additional visitor spaces.

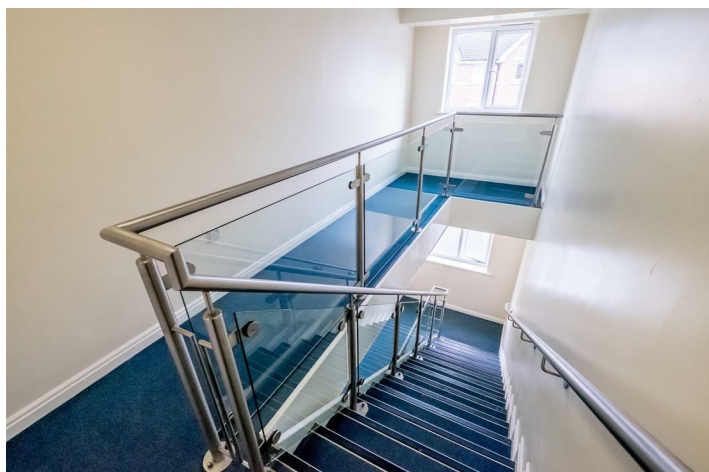
## Mortgages

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

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## Road Map



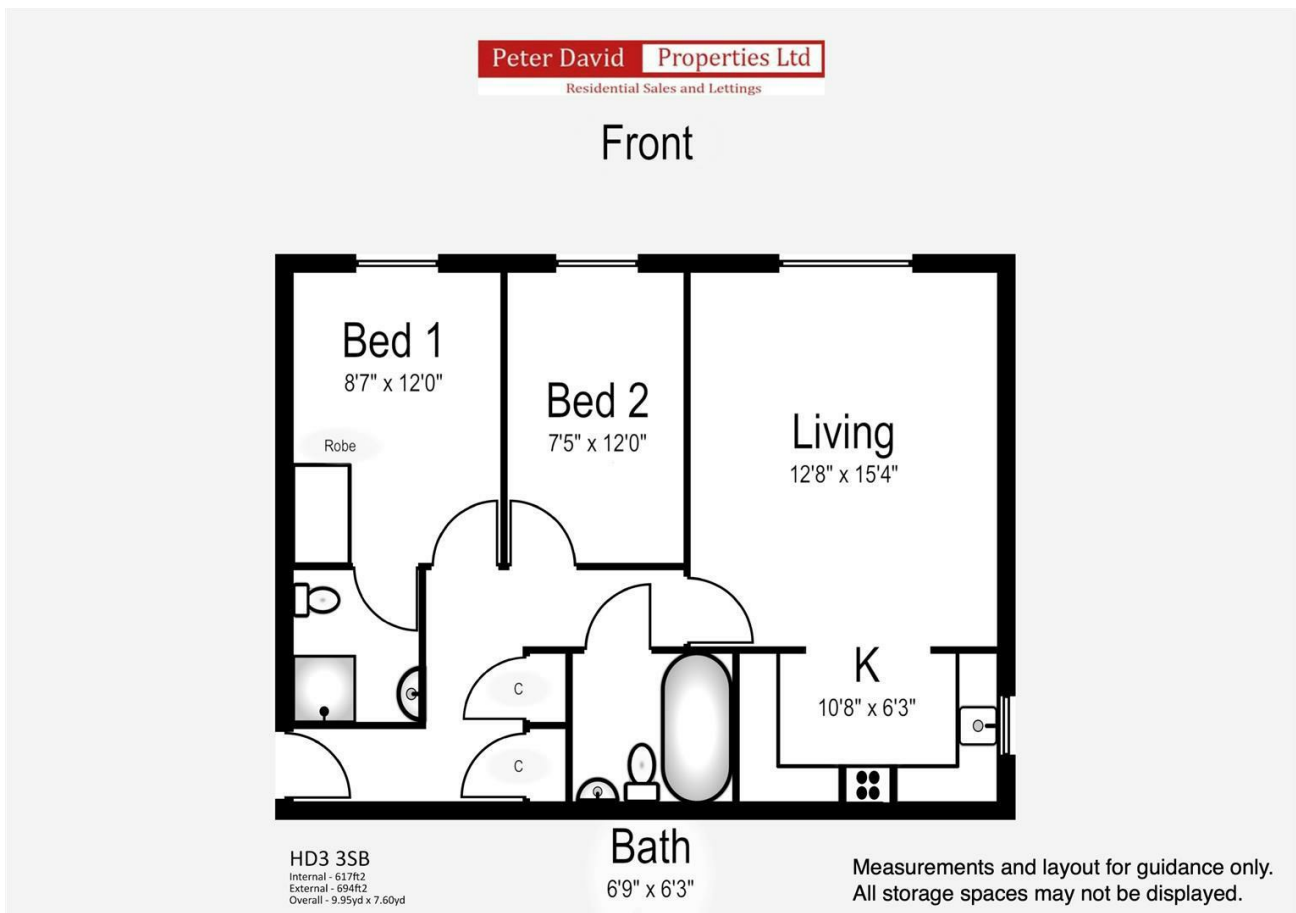
## Hybrid Map



## Terrain Map



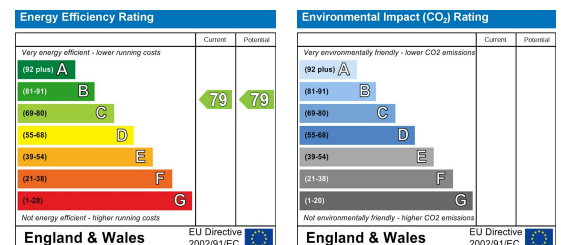
## Floor Plan



## 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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