Peter David Properties Ltd

Residential Sales and Lettings

# 16 Weatherhill Rise

Lindley, Huddersfield, HD3 2AF

**Offers in the region of £339,950**

3 2 2 B

# 16 Weatherhill Rise

Lindley, Huddersfield, HD3 2AF

## Offers in the region of £339,950

**Ground Floor -**

**Entrance Hallway**
Enter this property via a composite front door into an entrance hallway, benefiting from coir matting and hi-gloss light grey tiled flooring. Providing access to the study/fourth bedroom, ground floor WC and the kitchen/diner. Carpeted stairs descend to the lower ground floor, and stairs rise to the first floor accommodation.

**Study/Fourth Bedroom**
An additional reception room that could be used to serve a variety of purposes such as a study/playroom/snug/fourth bedroom. Benefiting from a luxury deep pile grey carpet and a large PVCu window overlooking the front garden.

**Kitchen/Diner**
A spacious and beautifully appointed kitchen/diner, with modern matching wall and base units and white quartz work surfaces. Featuring an electric hob, an electric oven, an extractor fan, a fridge/freezer, a dishwasher, a washing machine, a wine cooler and a stainless steel inset sink. The kitchen also benefits from hi-gloss tiled flooring and provides ample space for a dining area. With a PVCu window to the rear aspect and large PVCu french doors with a Juliette balcony allowing plenty of natural light to flow through.

**Ground Floor W/C**
A ground floor WC with hi-gloss tiled flooring and decorative paneling. Comprising of: a WC and a wash basin with a tiled splash-back.

**Lower Ground Floor -**

**Living Room**
From the entrance hallway carpeted stairs descend down to the lower ground floor. There is a spacious living room where a modern inset electric fire takes pride of place creating a cozy space to unwind and relax. There is a PVCu window to the rear and PVCu French doors providing access to the rear garden.

**Void**
There is a large void next to the living room that could be opened up (subject to planning permission ) to create extra living space.

**First Floor -**

**Landing**
Providing access to all bedrooms and house bathroom. Featuring a large cupboard providing ample storage space. Access to loft.

**Master Bedroom**
A generous double bedroom with a PVCu window to front elevation. Access to en-suite.

**En-Suite**
A partially tiled en-suite with hi-gloss light grey tiled flooring. Comprising of: WC, hand basin and shower cubicle with glass screen. PVCu privacy window to front elevation.

**Bedroom Two**
To the rear of the property is a second double bedroom. A PVCu window overlooks the rear garden offering far reaching rural views.

**Bedroom Three**
A third double bedroom with PVCu window to rear elevation.

## House Bathroom

A luxury partially tiled bathroom with hi-gloss light grey tiled flooring. Comprising of: WC, wash basin, and bath. PVCu privacy window to side.

## Exterior

To the rear of the property there is a private enclosed garden with an artificial lawn and beautifully paved patio area. A gate provides access down the side of the property giving access to the driveway. To the front is a further lawn and a tarmac driveway (with parking for two cars) leading to a single integral garage. Benefiting from outside electrics and water.

## 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.

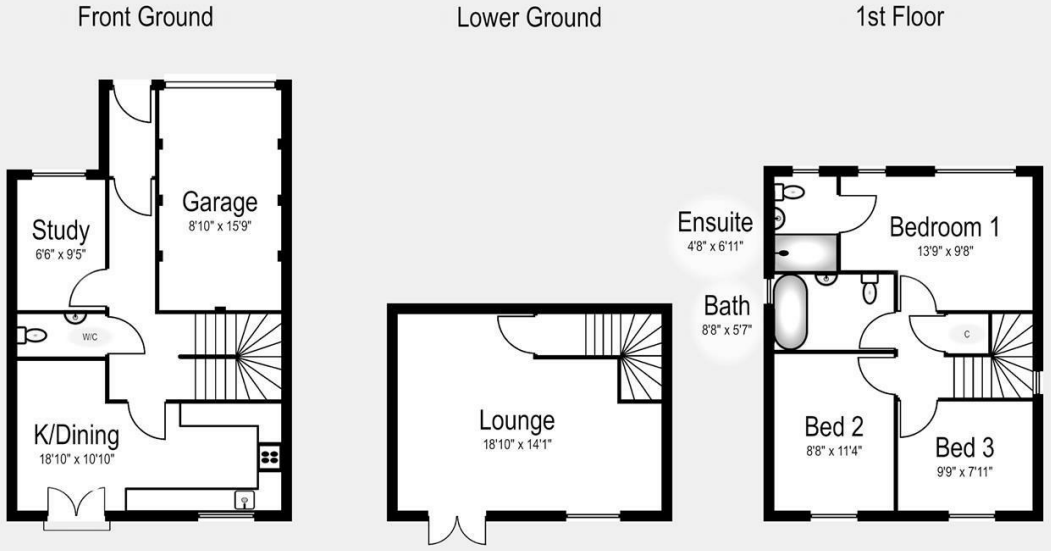
## Road Map

## Hybrid Map

## Terrain Map

## Floor Plan

Peter David Properties Ltd
Residential Sales and Lettings



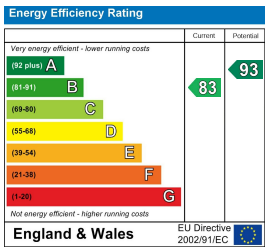

HD3 2AF
Internal - 1227ft2

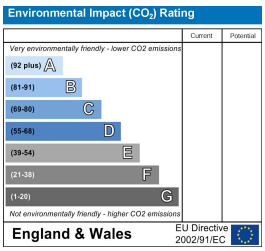
Measurements and layout for guidance only.
All storage spaces may not be displayed.

## 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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk