Peter David Properties Ltd

Residential Sales and Lettings

11 Stanley Road

Ainley Top, Huddersfield, HD3 3SA

Offers in the region of £179,950

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Ground Floor -

Entrance Hallway
Enter the property via a stylish brand new composite front door into a entrance hallway adorned with coir matting. A oak door provides access to the living room and carpeted stairs rise to the first floor.

Living Room
A well-appointed living with a brand new grey carpet underfoot. There is a feature media wall housing a 55inch television and a electric fire with a modern living flame. To either side of the media wall is two built in storage cupboards with oak worktops and there is a window seat with below storage built into the bay window.

Open Plan Kitchen/Diner
Set to the rear of the property is a modern kitchen/diner comprising of matching cream wall and base units, oak worktops and a composite sink and drainer with a feature boiling hot water tap. Integrated appliances comprise of a under counter fridge, an under counter freezer, a 4 ring gas hob, an electric oven and an extractor fan. There is also an additional space for a freestanding appliance which has plumbing for a washing machine. Finished off with wood effect laminate flooring, a breakfast bar providing seating for two and a large storage cupboard for all household essentials - this kitchen has everything required to suit modern family life. A PVCu door provides access to the rear porch which provides direct access to the rear garden.

First Floor -

Landing
The landing provides access to all the bedrooms, the house bathroom and a loft hatch provides access to the partially boarded loft.

Bedroom One
A well-proportioned master bedroom featuring two built in storage cupboards and a PVCu window to the front elevation.

Bedroom Two
A second double bedroom with a PVCu window overlooking the rear garden.

House Bathroom
A partially tiled house bathroom with tiled flooring comprising of a WC, a wash basin, a bath with an overhead shower and a glass screen. There is a PVCu privacy window to the rear.

Exterior
To the rear of the property is a fully enclosed garden with a lawned area. To the front of the property is parking for two cars and a lawned 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

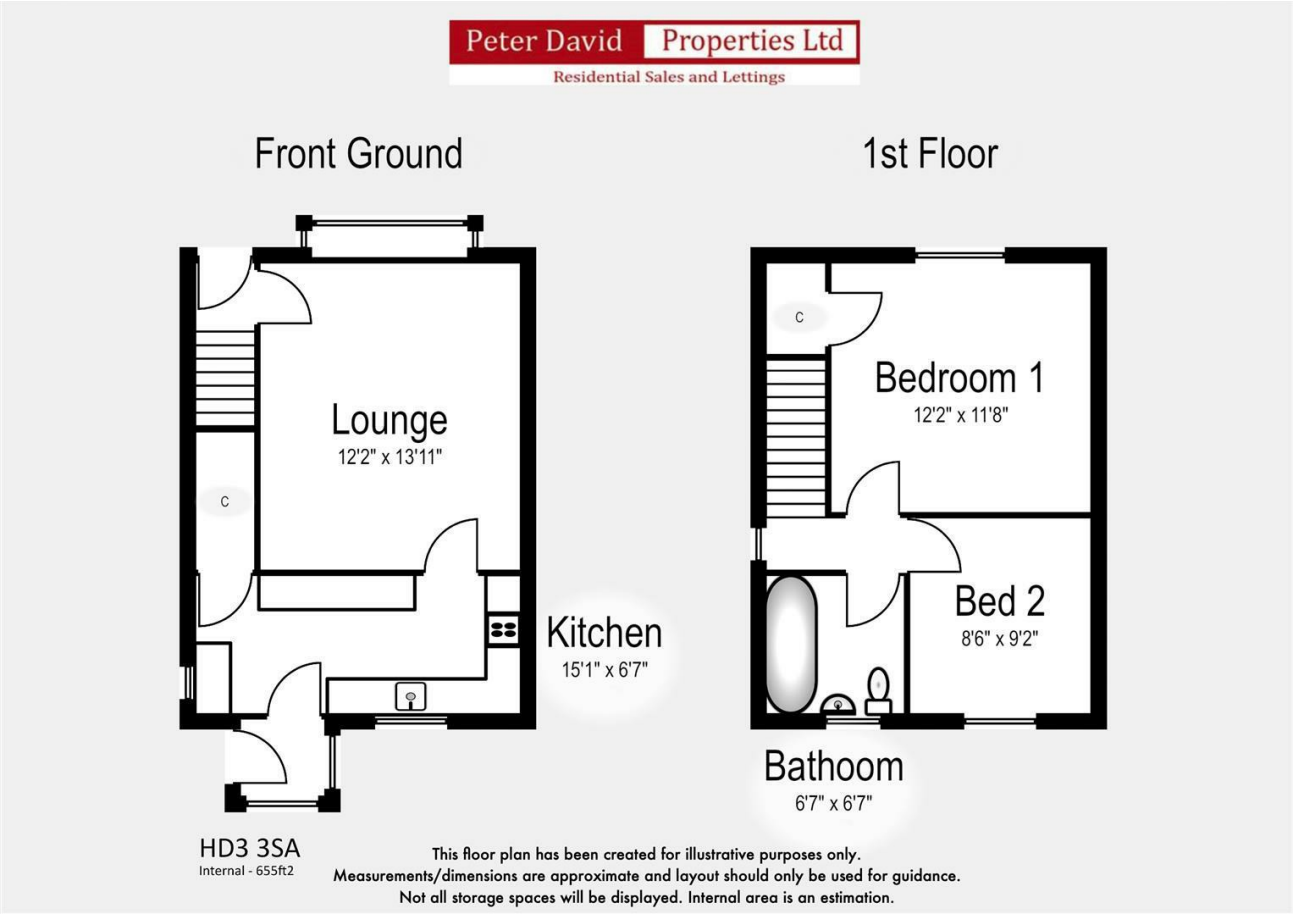
in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the 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

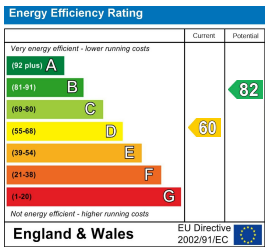
Floor Plan

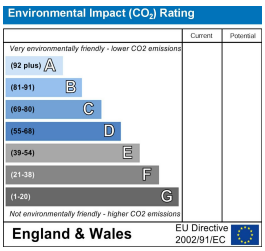


Viewing

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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