Peter David Properties Ltd

Residential Sales and Lettings

12 New Hey Road

Ainley Top, Huddersfield, HD2 2EA

Offers in the region of £310,000

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Ground Floor -

Entrance Hall
Enter the property through a white PVCu door into an entrance hall providing access to the kitchen/diner and living room. There are stairs rising to the first floor accommodation and a small PVCu window next to the front door.

Kitchen/Diner
Set at the rear of the property is this spacious and beautifully appointed kitchen/diner with matching grey wall and base units, laminate work surfaces and tiled splash backs. Featuring integral large range oven with seven ring gas hob, extractor fan, dishwasher, fridge/freezer and tumble dryer. Also featuring a resin double bowl sink, a large breakfast bar and ample space for a dining table. There is a large cupboard providing ample storage space. The room boasts a dual aspect with a PVCu window to both the side and rear aspect, as well as PVCu patio doors leading into the conservatory and a single door leading into the garden.

Living Room
A generous sized dual aspect living room allowing plenty of natural light from a large PVCu window to the front aspect and another PVCu window into to the conservatory. An original fireplace with a black wooden surround with ornate tiles provides an attractive focal point.

Conservatory
This large conservatory extending across the rear of the property provides an ideal additional space for various purposes. Benefiting from tiled flooring and PVCu sliding doors leading out into the rear garden.

First Floor -

Landing
A spacious landing area providing access to all bedrooms and house bathroom.

Bedroom One
A spacious double bedroom with PVCu window to the front aspect.

Bedroom Two
A double bedroom with PVCu window to the rear.

Bedroom Three
A third double bedroom with PVCu window to the rear aspect.

House Bathroom
A modern, well appointed, fully-tiled family bathroom with a PVCu window to the side elevation. Three piece white suite briefly comprising; a WC, wash basin set in a vanity unit and a p-shaped bath with overhead shower and glass screen. Additionally there is a chrome towel rail, mirrored wall cabinet, a storage cupboard and laminate flooring.

Exterior
Externally, the property boasts a large, private and enclosed rear garden with an attractive lawn and stoned area. To the front there is a spacious, tiered garden and a paved driveway with parking for multiple cars and access to the single garage. The property enjoys lovely views from all aspects.

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

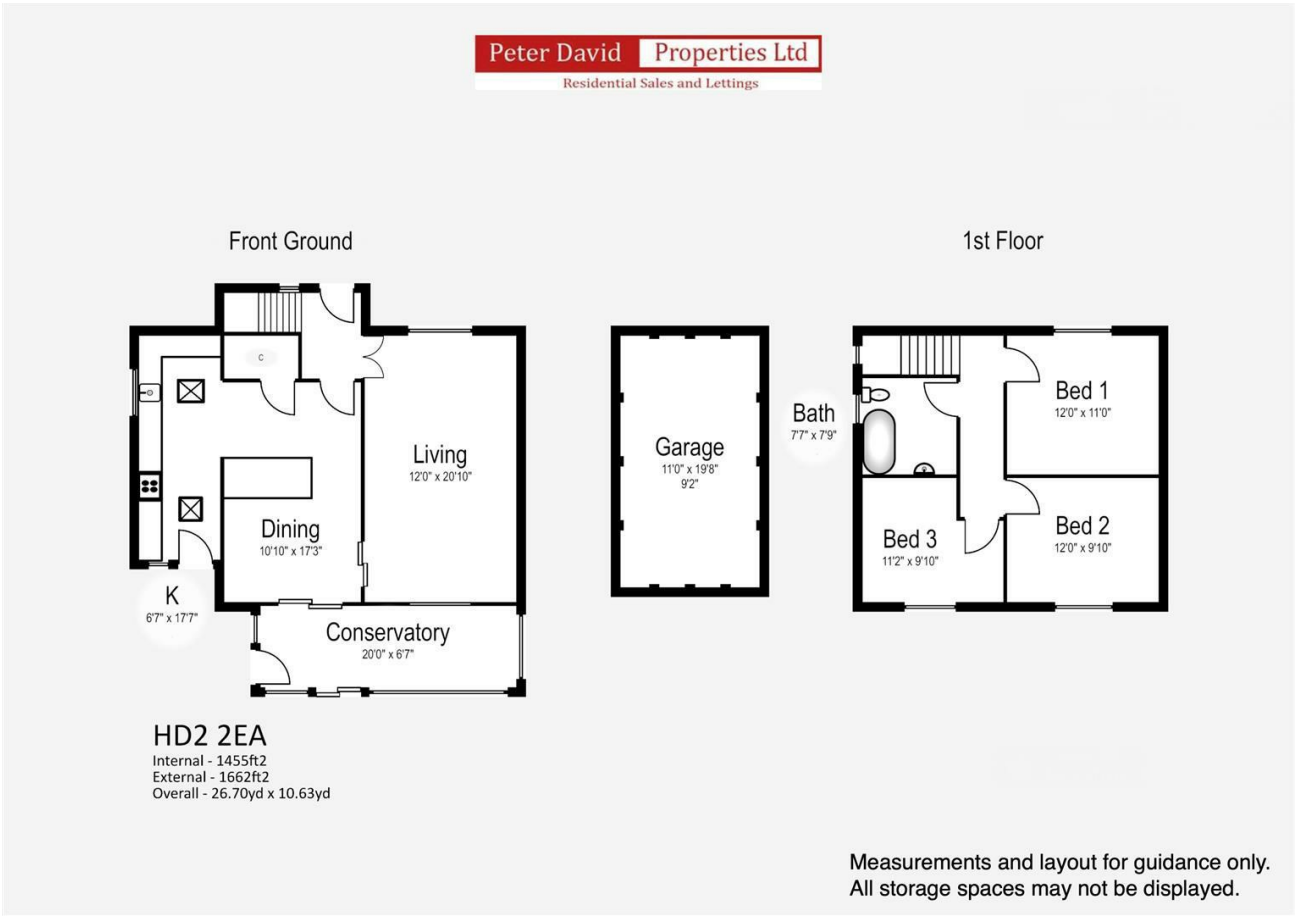
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

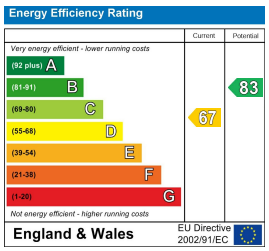
Floor Plan

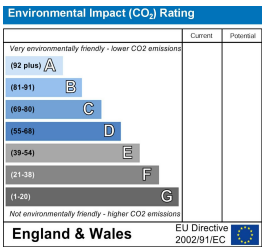


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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