Peter David Properties Ltd

Residential Sales and Lettings

60 Lindley Moor Road

Ainley Top, Huddersfield, HD3 3RT

Offers over £140,000

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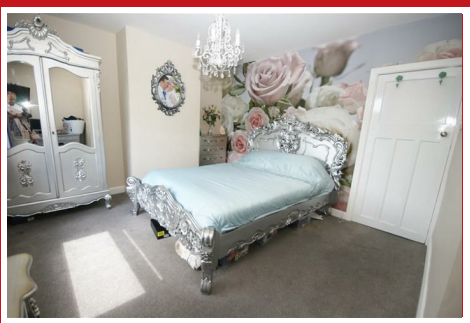


Entrance Hallway
Enter the property though a solid wood door into the entrance hallway, grey carpet flows up the staircase and throughout the first floor.

Living Room
A generous sized living room with beautiful views through a large bay window.

Kitchen-Diner
Enter this modern kitchen-diner with ivory matching wall and base units and wood effect worktops. Comprising: gas hob, electric oven and extractor fan, fridge freezer and stainless steel sink and drainer. Stone tiled effect flooring and PVCu door leading to an enclosed patio area with parking for two cars. Also benefiting from a under-stair storage room which houses the boiler. Window also to the rear.

Landing
Access to all bedrooms and house bathroom.

Master Bedroom
A large double bedroom with two windows to the front elevation and the views can be truly appreciated from this room.

Bedroom Two
A second double bedroom with window to the rear elevation

House Bathroom
A modern fully tiled house bathroom comprising; three piece suite with L shaped bath with overhead shower and glass screen, combined vanity unit with inset basin and WC, also benefiting from a Chrome towel rail with window to rear elevation.

Exterior
Externally the property benefits from access at both front and rear. Access to the front is via a few steps into an enclosed garden with lawned area. To the rear a large enclosed patio/driveway which leads down the side of the property.

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

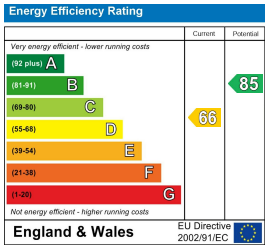
Terrain Map

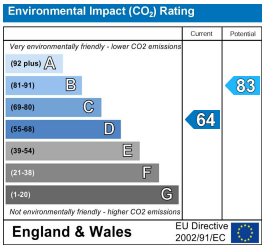
Floor Plan

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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