Peter David Properties Ltd

Residential Sales and Lettings

51 Stirling Wood Close

Lindley, Huddersfield, HD3 3HT

Offers in excess of £300,000

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Entrance Hallway
Enter the property through a composite door into a spacious hallway with laminate flooring which flows through to the kitchen/diner. There is an under-stairs storage cupboard and access to the ground floor WC, living room and kitchen/diner. Stairs rise to the first floor accommodation.

Ground floor WC
A useful WC with a hand basin, wood effect laminate flooring and a PVCu privacy window to the front aspect.

Living Room
A spacious living room with double doors leading into the kitchen/diner offering a large living space or a separate reception room. There is plenty of natural light from a large PVCu bay window to the front.

Kitchen/Diner
This superb kitchen diner which extends the full width of the house is the hub of this family home. Offering white gloss matching wall and base units, wood effect laminate worksurfaces and flooring, and stylish black tiled splashbacks. Integrated appliances consist of: an electric oven, a gas hob, an extractor, a dishwasher, a fridge freezer, and a washing machine. There is space for a free standing appliance and ample space for a dining table. This kitchen/diner has twin PVCu windows and French doors leading into the rear garden, allowing plenty of natural light. Splendid views can also be appreciated from the rear of the property.

Landing
An impressive and open feature landing with access to all bedrooms and house bathroom. There is a large cupboard providing ample storage and a PVCu window to front elevation.

Master Bedroom
A large double bedroom with en-suite. PVCu window to the rear elevation and offering fantastic views over Huddersfield.

En-Suite
A partially tiled en-suite with laminate flooring comprising of: WC, hand basin, and double shower cubicle.

Bedroom Two
A second double bedroom with built in slate effect wardrobes. PVCu window to front elevation.

Bedroom Three
A third double bedroom wlth built in wardrobes. PVCu window to rear elevation.

Bedroom Four/Dressing Room
This bedroom has surround built in wardrobes and could be used as a dressing room or fourth bedroom. PVCu window to front elevation

Exterior
Set at the end of a cul-de-sac this property sits on a large plot. To the front there is a large tarmac driveway (with parking for up to five cars) leading to a single integral garage. To the rear of the property there is large enclosed garden with both a lawn and patio area and fantastic views.

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

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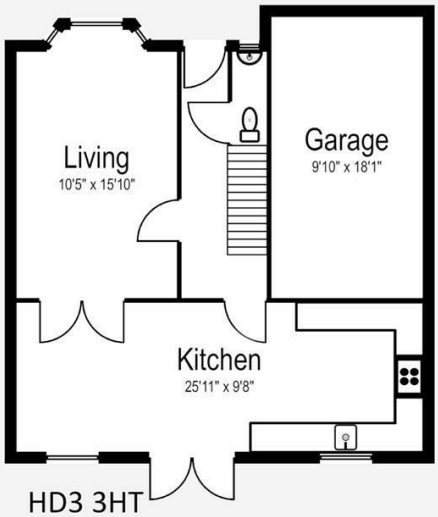
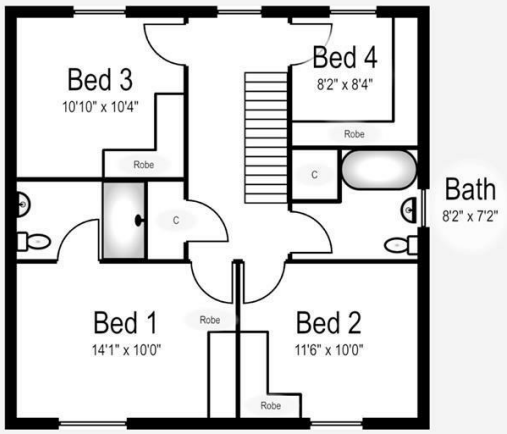
Front Ground



1st Floor



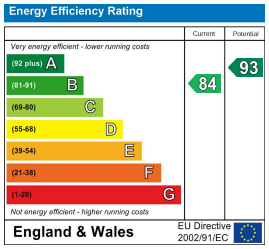
HD3 3HT
Internal - 1343ft2
External - 1505ft2
Overall - 21.84yd x 9.65yd

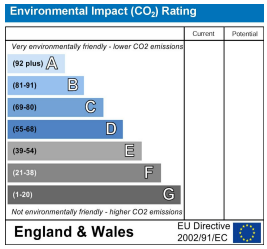
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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.

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