

Peter David

Properties Ltd

Residential Sales and Lettings



49 Causeway Side

Linthwaite, Huddersfield, HD7 5NL

Offers over £165,000



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Entrance Hallway

Enter this property through a composite door into a beautiful light hallway with stairs leading to first floor accommodation, kitchen and living room. A feature of this property is the stone tiles used which starts in the hallway and leads onto the landing and master bedroom.

Living Room

This cosy living room has a dual wood burner with a stone feature fire surround and a large window to the front.

Kitchen

A beautifully appointed dining kitchen with wood flooring. Comprising: Cottage style cream wall and base units with black granite worktops, range cooker, fridge, extractor fan and stainless steel sink. A feature open fire takes pride of place. Glass door leading out onto the balcony/terrace with splendid views over Linthwaite.

Landing

Access to all bedrooms and bathrooms and also showcasing the featured stone tiled wall at the top of the staircase

Bathroom

Beautiful fully tiled bathroom with wood flooring. Comprising; bath with overhead rain shower and glass screen, combined vanity unit with inset basin and WC, with window to rear elevation.

Bedroom One

Double bedroom with built in wardrobes. Stone tiles flowing through from the landing. Window to front elevation

Bedroom Two

A double bedroom with built in wardrobes. Window to rear elevation

Bedroom Three

A single bedroom with built in storage.

Cellar

A large area/space which is the exact footprint of the floor above giving huge potential to extend living space. The cellar currently houses a utility room with the potential to extend the property adding two further rooms.

Exterior

To the front of the property is an easy to maintain gravelled area. To the rear is the terrace balcony leading off the kitchen, with stairs leading down to the driveway and parking for two cars. A red brick built Barbecue with granite top and terracotta tiled area perfect for socialising. Over the road is an enclosed grassed garden with lane access.

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.

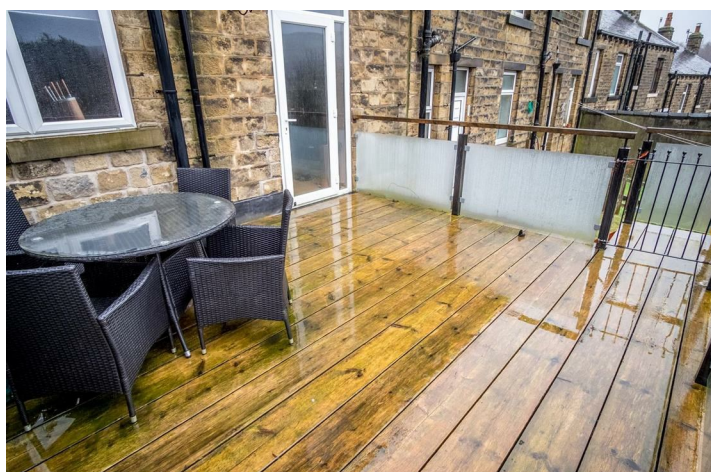
2. General: While we endeavour to make our sales

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



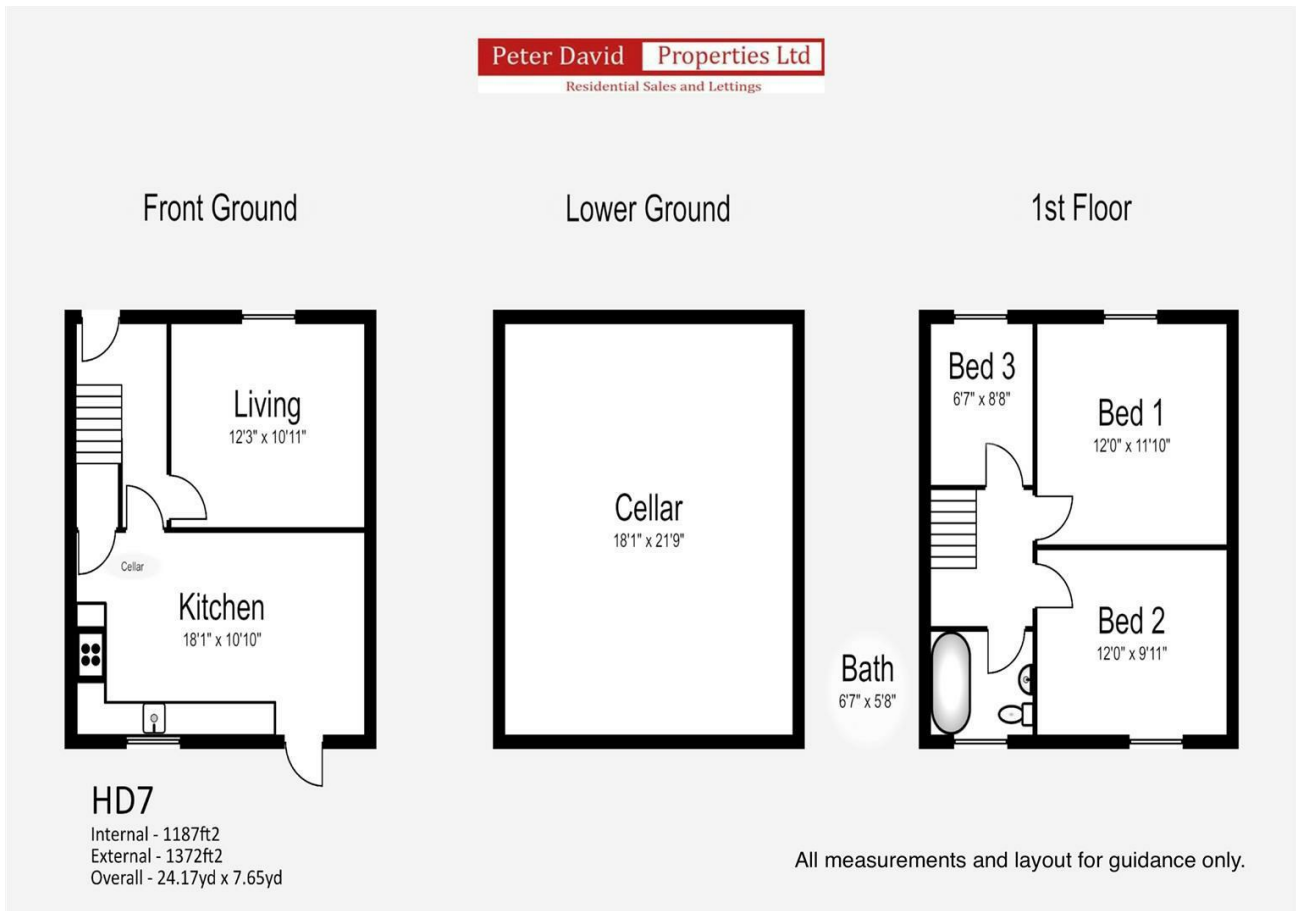
Hybrid Map



Terrain Map



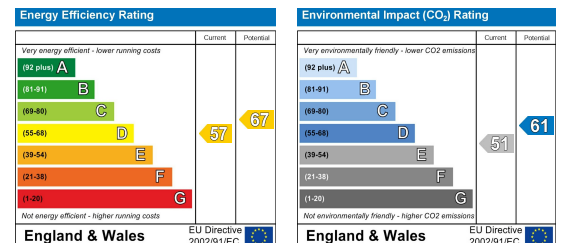
Floor Plan



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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