

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 9 Haigh Close

Lindley, Huddersfield, HD3 2AB

Offers in the region of £250,000





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## Living Room

Enter the property via a composite door into a spacious living room. Benefiting from an understairs storage cupboard and PVCu window to front aspect.

## Ground Floor WC

A useful ground floor WC with vinyl flooring. Comprising of: WC, a wash basin and tiled splashback.

## Kitchen/Diner

To the rear of the property is a modern and spacious extended kitchen diner which benefits from laminate flooring, matching wall and base units, tiled splashbacks and laminate worksurfaces. Integrated appliances comprise of: an electric oven and hob, a modern extractor fan, a dishwasher, a fridge freezer and a composite sink and drainer. PVCu velux windows provide ample daylight and PVCu patio doors lead out to the rear garden.

## Utility

A useful utility room with free standing space for a dryer and plumbing for washing machine. Composite door to side entrance.

## Landing

Carpeted stairs rise to first floor accommodation. Access to two bedrooms and the house bathroom.

## Master Bedroom

A generously sized double bedroom with two PVCu windows to the front elevation.

## Bedroom Two

A second double bedroom with PVCu window to the rear elevation.

## House Bathroom

A modern house bathroom with vinyl flooring and comprising of; WC, a wash basin, a bath with a overhead shower and a glass screen. PVCu privacy window to the side elevation.

## Landing

Carpeted stairs rise to the second floor accommodation. Access to two bedrooms and storage cupboard.

## Bedroom Three

A third double bedroom set on the top floor with PVCu velux window and useful storage space.

## Bedroom Four

A single bedroom with PVCu velux window to front aspect.

## Exterior

To the rear of the property is a private and enclosed garden with a lawn and patio area. To the front is a paved pathway benefitting from a large shed with electrics and parking for up to three cars.

## 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

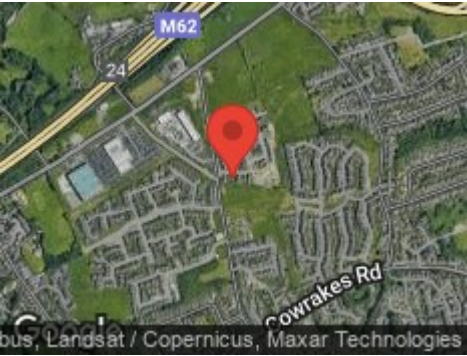
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Road Map



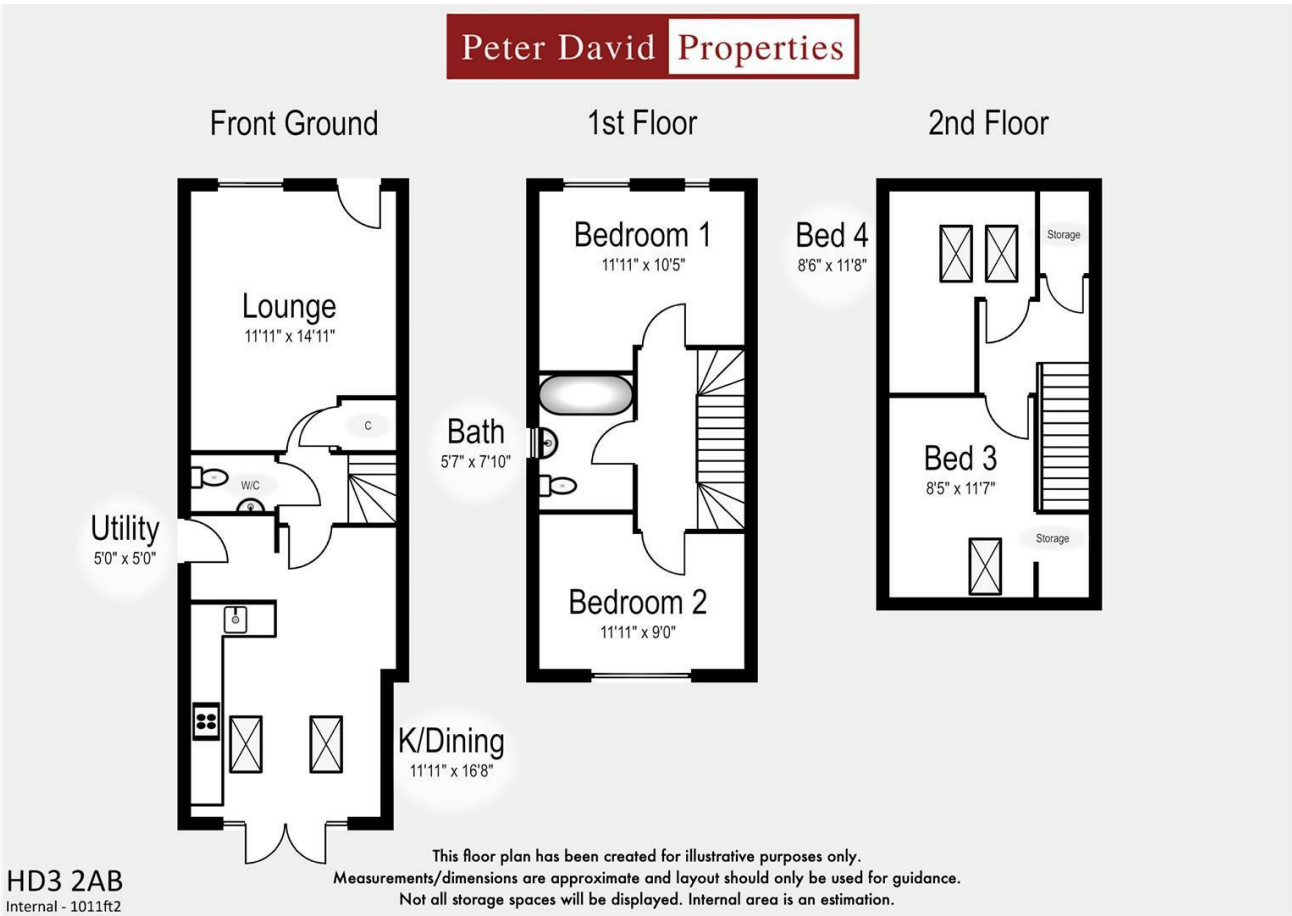
Hybrid Map



Terrain Map



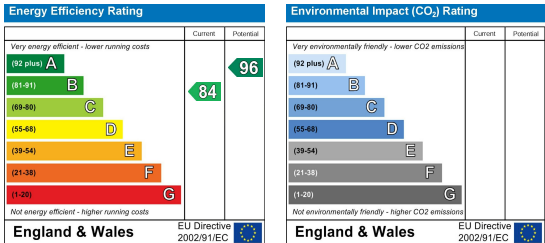
Floor Plan



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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk