

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 70 Deighton Road

Deighton, Huddersfield, HD2 1LS

Offers in the region of £140,000



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## Entrance Hallway

Enter this deceptively spacious property via a PVCu door with glass panelling to the side into the hallway. Access to the kitchen diner and living room. Stairs rise to the first floor accommodation.

## Living Room

A large living room with a gas fire and wood surround taking pride of place. PVCu ledged bay window to front aspect. Wooden double doors lead through to the second reception room/dining room.

## Second reception room/Dining Room

A large second reception room or dining room with decorative stone and wood fireplace housing a gas fire. PVCu window to side aspect.

## Kitchen/Diner

A fully tiled kitchen diner with vinyl flooring, cream base units and laminate worksurfaces. There is a free standing oven with gas hob, a stainless steel sink and drainer and a further three free standing spaces for appliances, one with plumbing for a washing machine. Benefiting from ample space for a dining table. PVCu window to rear aspect and PVCu door to side entrance.

## Landing

A spacious landing with fitted wardrobes. Access to all bedrooms and house bathroom. PVCu privacy window to side elevation.

## Bedroom One

A large double bedroom with fitted wardrobes. PVCu ledged window to front elevation.

## Bedroom Two

A second double bedroom with fitted wardrobes. PVCu window to rear elevation.

## Bedroom Three

A single bedroom with an alcove, ideal for storage. PVCu ledged window to front aspect.

## House Bathroom

A spacious fully tiled bathroom comprising of: a WC, a wash basin and a bath with overhead shower. PVCu privacy window to rear elevation.

## Exterior

Sitting on a large plot this property has large paved and gravelled areas to the front. Access down the side to the rear of the property where there is a further tiered paved patio area. Steps lead up to the second patio area and garage with parking for one car.

## 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



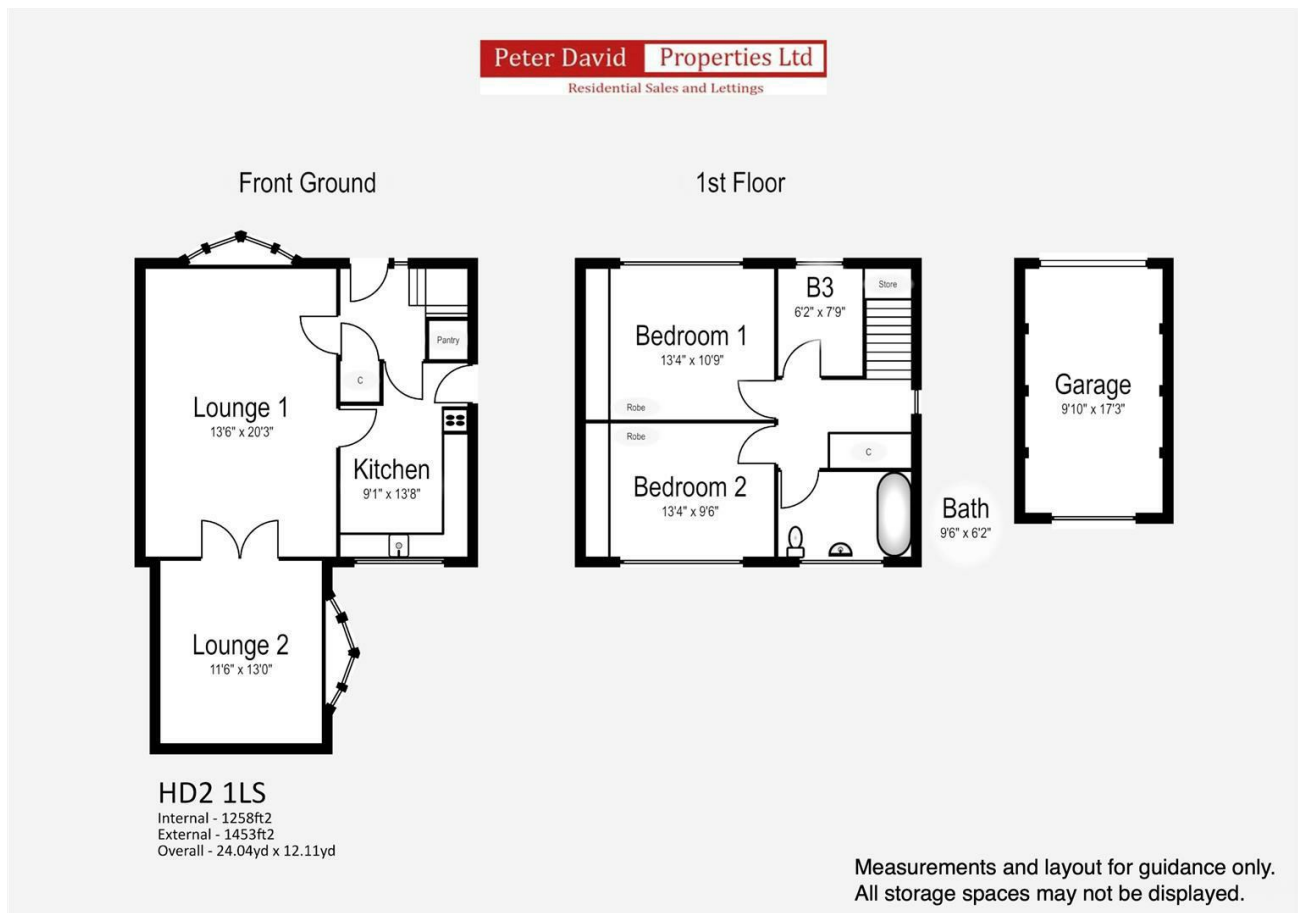
## Hybrid Map



## Terrain Map



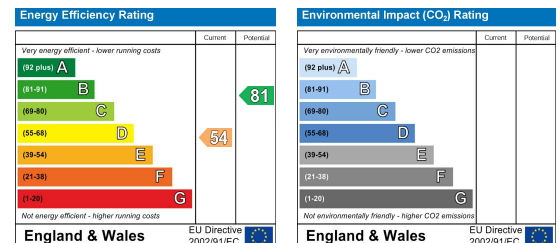
## Floor Plan



## 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.

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