

Peter David

Properties Ltd

Residential Sales and Lettings



2 Damfield Mews

Taylor Hill, Huddersfield, HD4 7RR

Offers over £200,000



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*** WELL PRESENTED STONE BUILT THREE BEDROOM TOWNHOUSE * POPULAR RESIDENTIAL LOCATION * IDEAL FAMILY HOME* NO CHAIN ***

Peter David Properties are pleased to present to the open market this WELL PRESENTED AND SPACIOUS THREE BEDROOM TOWNHOUSE in the popular residential location of TAYLOR HILL. The property boasts a SPACIOUS KITCHEN DINER, THREE BEDROOMS and a LARGE ENCLOSED rear garden. Benefiting from gas central heating, double glazing and parking outside the property. This property would make an ideal family home.

The property briefly comprises of: an entrance hallway, a LARGE kitchen/diner, a living room, TWO double bedrooms, a single bedroom and a house bathroom.

Externally the property has a LARGE ENCLOSED rear garden with paved and gravelled areas, raised beds and herbaceous borders, also benefiting from a SUMMERHOUSE. To the front is a paved and gravelled garden with side access to the rear.

Located between Newsome and Berry Brow and only a short drive from Huddersfield town centre, it is a perfect location to access surrounding cities such as Leeds and Manchester via train or the M62 network. There are a number of good schools within close proximity. Viewing is highly recommended.

Entrance Hallway

Enter this spacious property via a PVCu door into the hallway with laminate flooring. Access to the kitchen diner and stairs rising to the first floor accommodation.

Kitchen/Diner

A large kitchen diner with laminate flooring. Matching wood effect wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, an electric hob, an extractor and a stainless steel sink and drainer. There are two free standing spaces for appliances and ample space for a dining table. Benefiting from a walk in storage cupboard and a large PVCu window to the front aspect.

Living Room

A spacious living room featuring an attractive stone and marble fireplace with an inset gas fire. A PVCu window and PVCu patio doors lead out to the pretty rear garden.

Landing

Carpet flows up the stairs to the first floor. Access to all bedrooms, bathroom and loft.

Bedroom One

A spacious double bedroom to the front of the property with a neutral carpet. PVCu window to front aspect.

Bedroom Two

A further double bedroom to the rear of the property with PVCu window overlooking the rear garden

Bedroom Three

A single bedroom with PVCu window to rear aspect.

House Bathroom

A fully tiled house bathroom with tiled flooring. Comprising of WC, wash basin and walk in double shower with glass doors. PVCu privacy window to side elevation.

Exterior

To the rear of the property is a large and pretty garden with graveled areas, raised beds, herbacious borders and a summerhouse. To the front of the property is a paved and graveled area with side access to the rear.

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



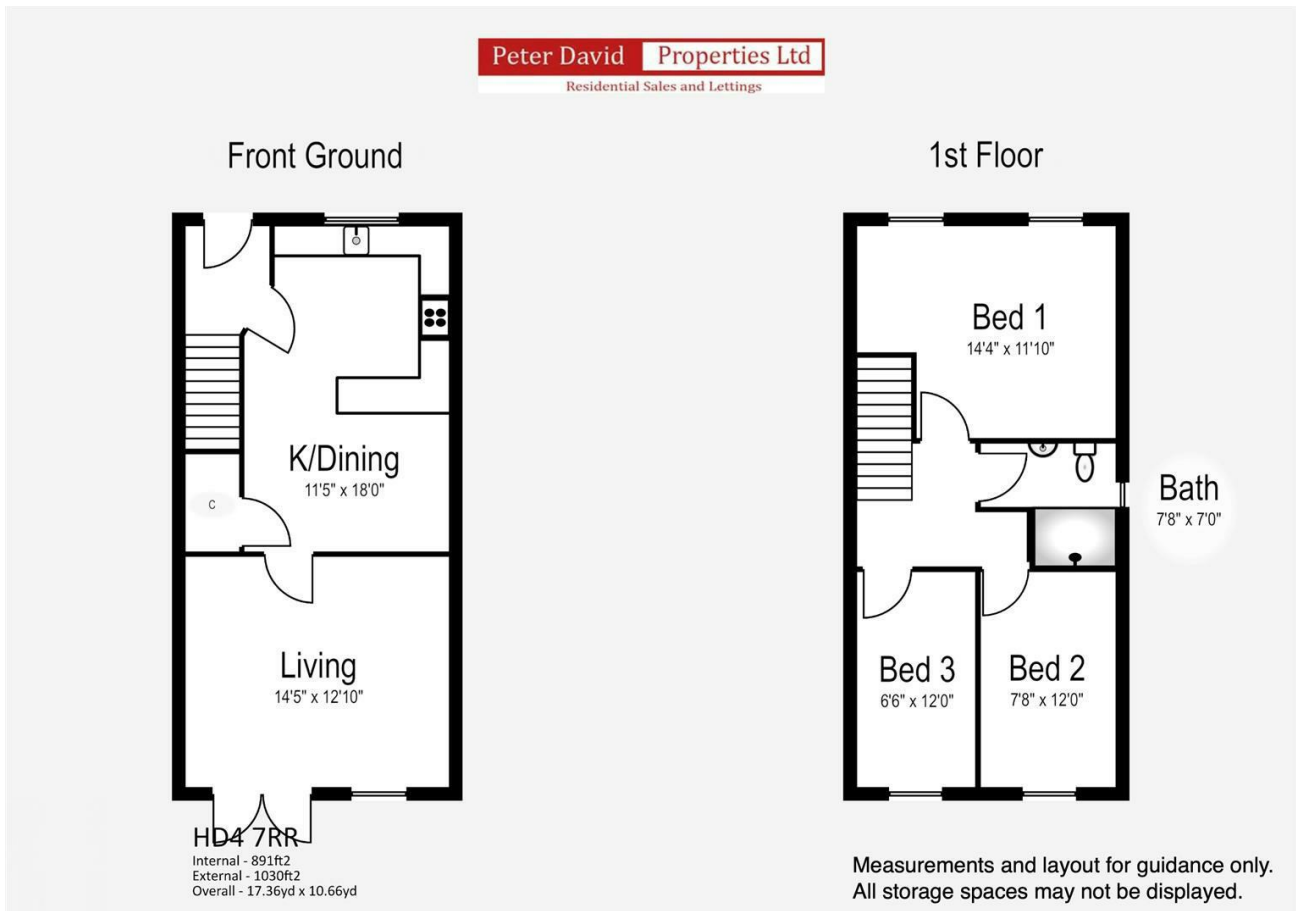
Hybrid Map



Terrain Map



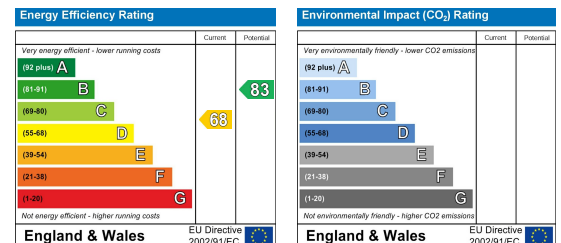
Floor Plan



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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