Peter David Properties Ltd

Residential Sales and Lettings

144 Lowergate

Paddock, Huddersfield, HD3 4EP

Price guide £129,950

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Entrance Hallway
Access via a PVCu door into the hallway with stairs rising to the first floor accommodation Providing access to the living room.

Living Room
A spacious, bright living room with wood effect laminate flooring. Taking pride of place is the marble hearth and wood surround fireplace with gas fire. Featuring a large ceiling rose and dado rail, this room has plenty of character.

Kitchen/Diner
Set at the rear of the property is this country style kitchen diner with cream matching wall and base units, wood effect laminate work surfaces, tiled splashbacks and wood effect laminate flooring. Integrated appliances comprise of: an electric oven, a gas hob, an extractor, a fridge, and a freezer. There are two additional spaces for free standing appliances. Benefiting from a stainless steel sink and drainer and ample space for a dining table. PVCu window and door to the rear leading out to the garden.

Cellar
A useful cellar ideal for storage.

Landing
Providing access to all bedrooms and the house bathroom.

Bedroom One
A large and spacious double bedroom with fitted wardrobes. A feature inset with natural stone lintel gives character to this room. PVCu window to front elevation.

Bedroom Two
A second double bedroom with fitted wardrobes and laminate flooring. PVCu window to rear elevation.

Bedroom Three
A third double bedroom with laminate flooring and PVCu window to rear elevation.

House Bathroom
A partially tiled bathroom with laminate flooring WC, a modern inset hand basin in vanity unit and a bath with overhead gas powered shower. PVCu privacy window to front elevation

Exterior
Externally the property benefits from a large tiered garden to the rear of the property with decorative gravel raised beds leading to a patio area. To the front of stone steps lead to the front door with a decorative gravel patio area. There is also a large storage outdoor garden storage unit providing useful additional storage.

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.

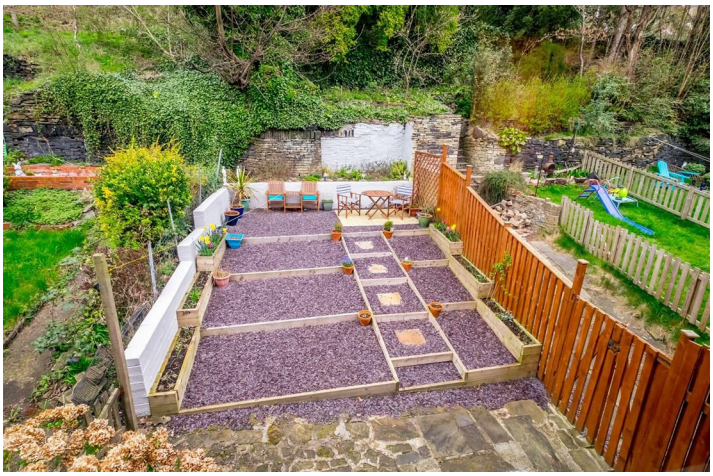
Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales

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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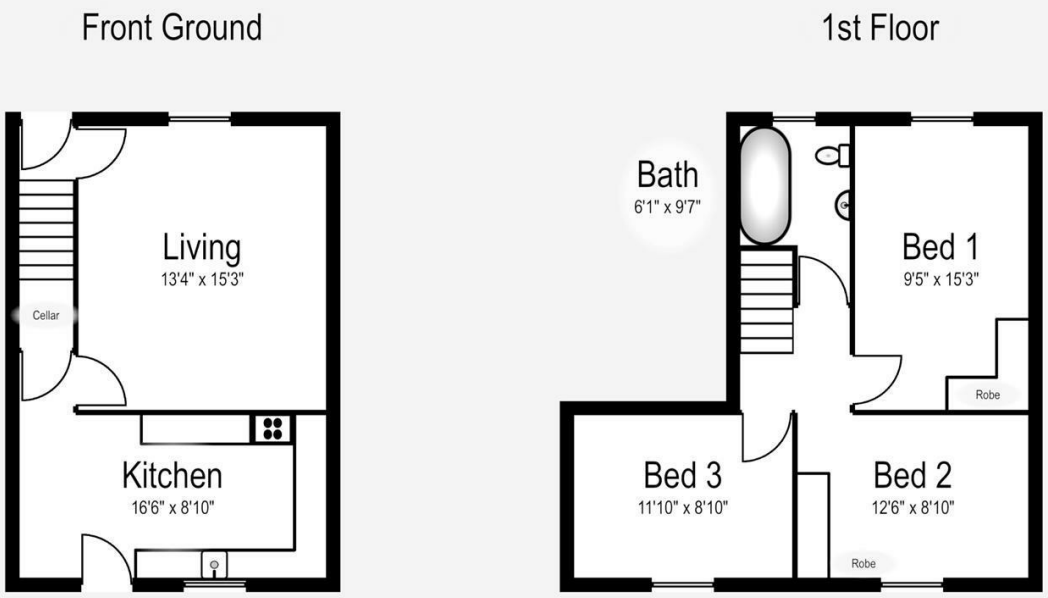


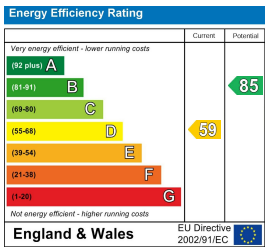
HD3 4EP
Internal - 849ft2
External - 986ft2
Overall - 18.26yd x 8.44yd

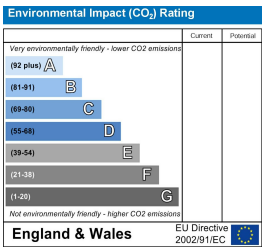
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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