Peter David Properties Ltd

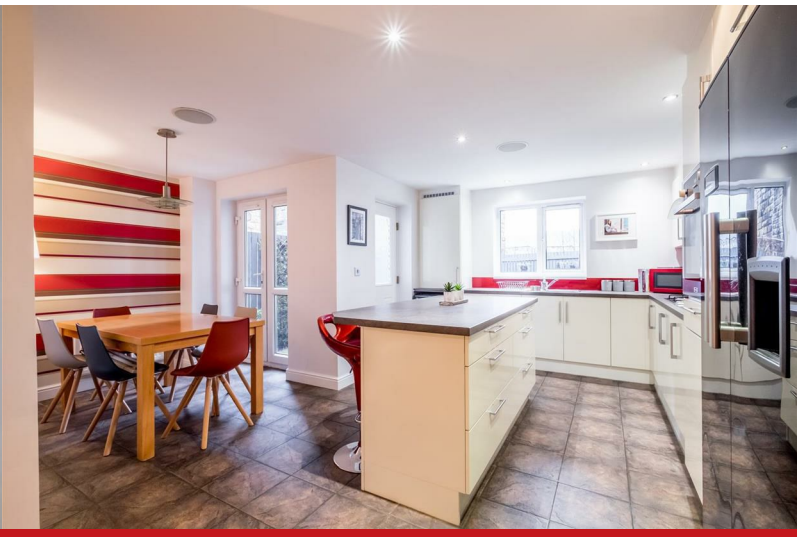
Residential Sales and Lettings

37 Dale View

Longwood, Huddersfield, HD3 4QX

Price guide £199,950

4 3 2 C



37 Dale View

Longwood, Huddersfield, HD3 4QX

Price guide £199,950

Ground Floor -

Entrance Hallway
Enter through a PVCu door into the entrance hallway featuring solid wood flooring. Access to kitchen-diner family room and downstairs WC. Stairs rise to first floor accommodation.

Downstairs WC
A useful under-stairs WC with linoleum flooring. Comprising corner wash basin with tiled splashback and WC.

Kitchen/Diner/Family Room
This extended kitchen/diner and family room is the hub of the house and provides an ideal place to relax with family or entertain guests. This open plan living space provides a modern kitchen featuring matching wall and base units, laminate worksurfaces and stylish red splashbacks. A central island takes pride of place with seating for three people. Integrated appliances consist of: a gas hob, an extractor and an eye-level electric oven, also benefiting from a stainless steel sink and drainer and ample space for a dining table. There is plenty of natural light through PVCu French doors, an additional side door and PVCu window to the rear.

First Floor -

Landing
Stairs rising to the second floor accommodation. Providing access to master bedroom and living room. PVCu window to front elevation.

Master Bedroom
A large master bedroom featuring a walk in dressing room an en-suite. PVCu window to rear elevation.

En-Suite
An partially tiled en-suite comprising: WC, hand basin and shower cubicle. PVCu privacy window to rear elevation.

Living Room
A spacious living room with an electric fire on a marble hearth and wood surround. Twin PVCu windows to front elevation.

Second Floor -

Landing
Providing access to all bedrooms and house bathroom.

Bedroom Two
A second large double bedroom with en-suite and twin PVCu windows to front elevation.

En-Suite
A en-suite comprising of a WC, hand basin and shower cubicle.

Bedroom Three
A third double bedroom with PVCu window to rear elevation

Bedroom Four
A fourth double bedroom with PVCu window to rear elevation.

House Bathroom
A partially tiled bathroom with linoleum flooring and comprising of WC hand basin, and bath.

Exterior
To the rear of the property there is a south facing large well maintained fully paved and enclosed garden with

surrounding timber fence. To the front there is a paved and grassed area and parking for one car. There is also a storage outhouse and partial storage in the garage.

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

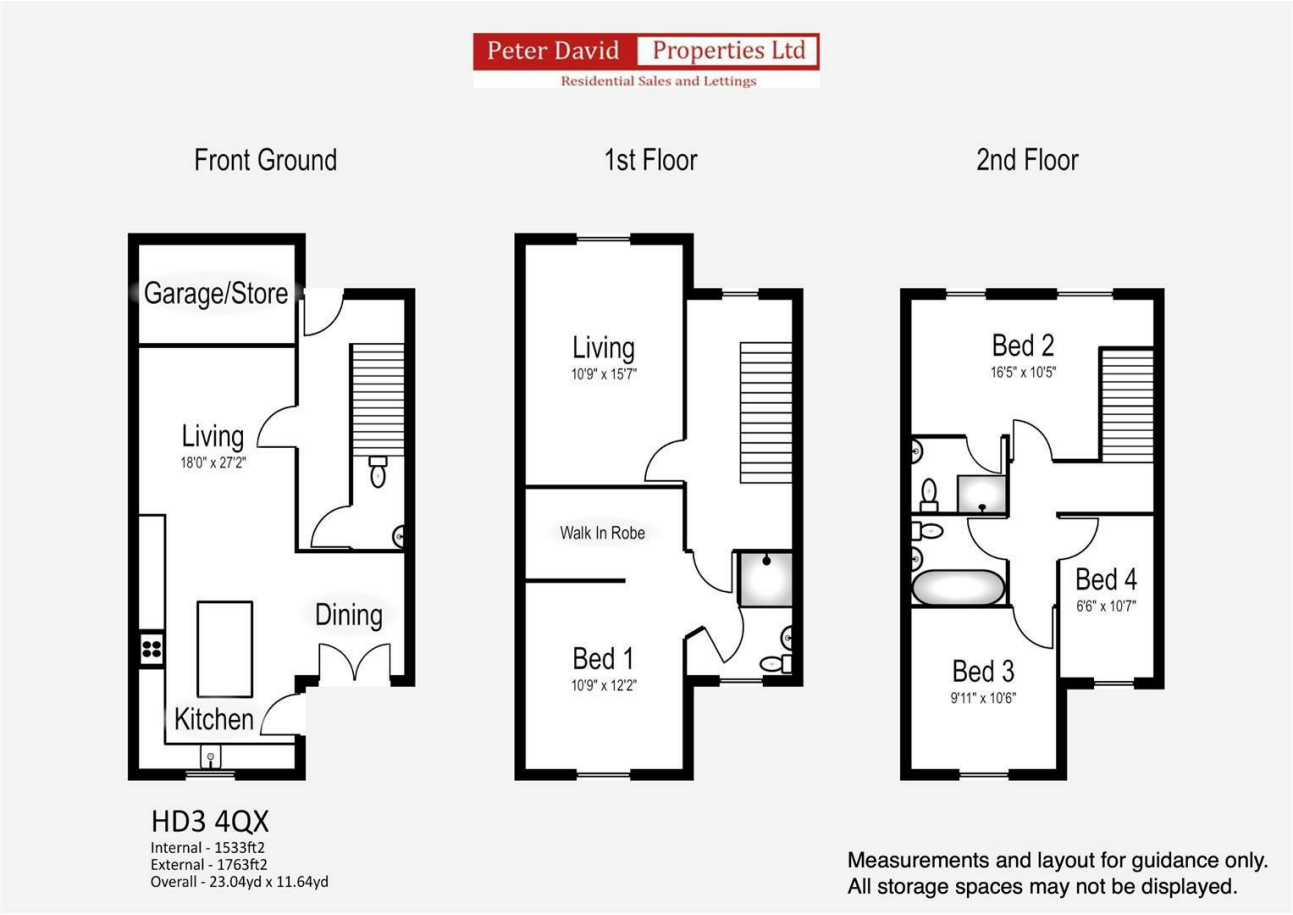
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

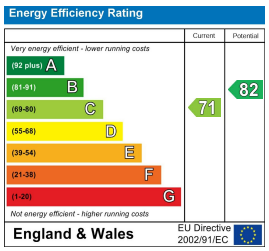
Floor Plan

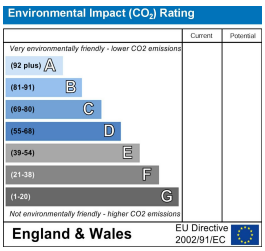


Viewing

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

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

102 Commercial Street
Brighouse HD6 1AQ

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

20 New Road
Hebden Bridge HX7 8EF

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

213 Halifax Road
Huddersfield HD3 3RG

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