

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 29 Portland Close

Lindley, Huddersfield, HD3 4BS

Offers in the region of £185,000



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## Entrance Hallway

Enter the property via a PVCu door into the hallway with laminate flooring flowing throughout the ground floor. Stairs rise to the first floor accommodation. Benefiting from an under stairs storage cupboard and access to living room and kitchen.

## Kitchen

A modern kitchen with laminate flooring. Comprising of: matching grey wall and base units, laminate worksurfaces and tiled splashbacks. There are two free standing spaces for appliances, one with plumbing for a washing machine. PVCu window to front aspect.

## Living Room

To the rear of the property is the living room with laminate flooring and an electric fire with wood surround taking centre stage. PVCu patio doors lead into the conservatory.

## Conservatory

A useful conservatory with PVCu door leading out to the rear garden.

## Landing

Access to all rooms and benefiting from a partially boarded loft.

## Bedroom One

To the front of the property is a spacious double bedroom with fitted wardrobes and a storage cupboard. PVCu window to front elevation.

## Bedroom Two

A second spacious double bedroom with fitted wardrobes across one wall. PVCu window to rear elevation

## House Bathroom

A house bathroom with laminate flooring and acrylic panelling. Comprising of WC, integrated wash basin with vanity unit and corner shower cubicle with glass doors. PVCu privacy window to side.

## Exterior

A private an enclosed rear garden with a paved patio area and access down the side to the front. To the front is a paved area and a tarmac and gravelled driveway (parking for three cars) leading to a single detached garage with an up and over door, electrics and lighting.

## 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.

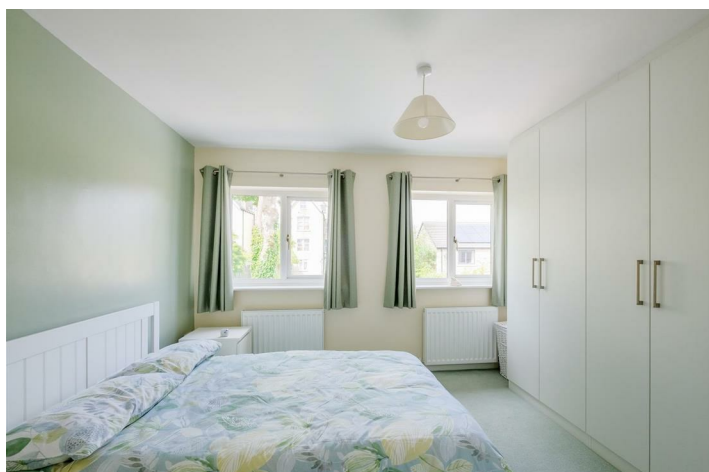
## Disclaimer

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

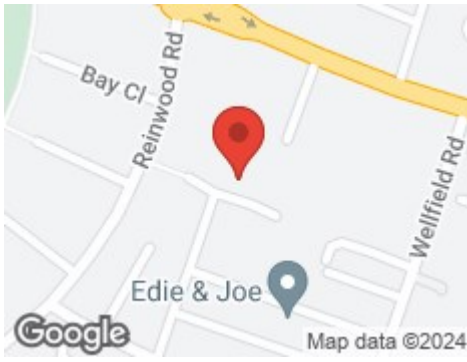
only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



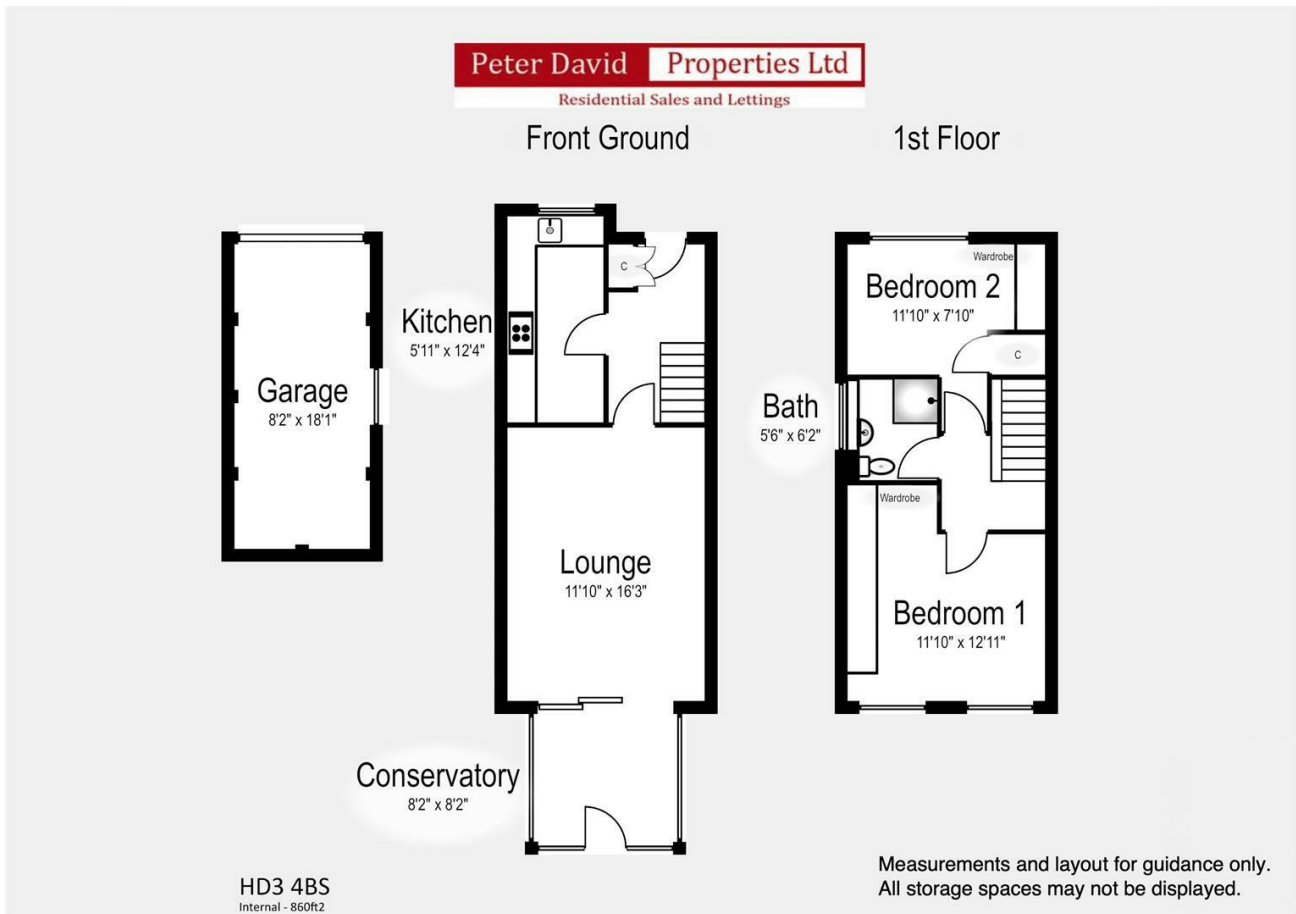
## Hybrid Map



## Terrain Map



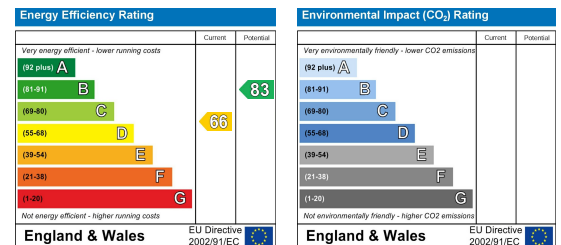
## Floor Plan



## 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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