Peter David Properties Ltd

Residential Sales and Lettings

# 3 Pye Road

Lindley, Huddersfield, HD3 3ZX

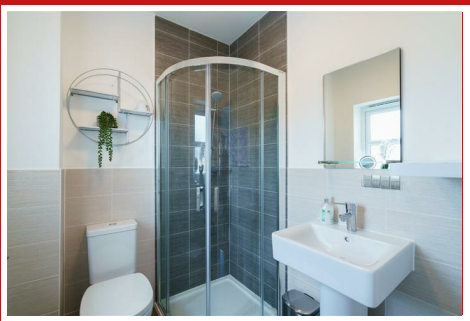
**Offers in the region of £375,000**

4 2 1 B

# 3 Pye Road

Lindley, Huddersfield, HD3 3ZX

## Offers in the region of £375,000



### Entrance Hallway
Accessed via a composite door, this spacious entrance hallway has a staircase providing access to the first floor accommodation. The hallway benefits from a neutral carpet which extends throughout the property and providing access to the living room and the kitchen diner. There are useful under stair storage units.

### Living Room
A spacious living room with bay window to the front aspect allowing plenty of natural light.

### Kitchen/Diner
This fabulous kitchen/diner is the hub of this home and provides a perfect space to entertain guests. The high specification kitchen features high gloss matching wall and base units, laminate worksurfaces and and ceramic floor tiles which flow through to the utility room and ground floor WC. There is a stainless steel sink positioned in front of a PVCu window overlooking the rear garden. Integrated appliances comprise of an electric oven, a gas hob, an extractor fan and a fridge/freezer. There is a spacious dining area featuring contemporary light fittings overhead and PVCu french doors lead out into the rear garden. There is also a breakfast bar providing an additional dining option. Access to the utility room.

### Utility
A useful utility with plumbing for washing machine and dishwasher. Benefiting from matching wall and base units, laminate work surfaces and tiled flooring. A PVCu doors leads out to the rear garden.

### Ground floor WC
A ground floor WC with hand basin. Also benefiting from a ceramic tiled floor and privacy PVCu window to the side aspect.

### Landing
A spacious landing with access to all bedrooms and house bathroom. Benefiting from a large storage cupboard which houses the water tank and access to a fully boarded loft space.

### Master Bedroom
A large double master bedroom with floor to ceiling fitted wardrobes with glass sliding doors. PVCu window to front aspect.

### En-Suite
A partially tiled en-suite comprising of: WC, hand basin, shower and extractor fan and there are ceramic tiles to the flooor. Benefiting from a chrome towel rail and wall mirror. PVCu privacy window to front aspect.

### Bedroom Two
A second double bedroom featuring a large cupboard providing ample storage space. PVCu window to front elevation.

### Bedroom Three
A third double bedroom PVCu window to the rear elevation over looking the garden.

### Bedroom Four
A forth bedroom with PVCu window to the rear elevation

### House Bathroom
A stylish and contemporary half tiled house bathroom with a WC, wash basin and a bath There are ceramic tiles to the floor and a PVCu privacy window to the rear aspect.

### Exterior
To the front there is driveway with parking for up to

three cars and a lawn with stone path leading up to the property. To the rear of the property an attractive south facing enclosed garden with a large lawn, decking and a paved area, perfect for relaxing in the sun or entertaining friends. To the front is a single garage with an up and over door. A large space has been created above the garage which provides additional storage. Tarmac driveway with parking for 3 cars.

## 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

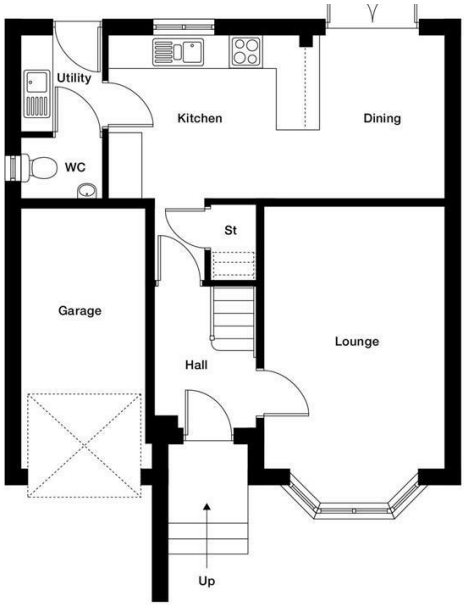
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

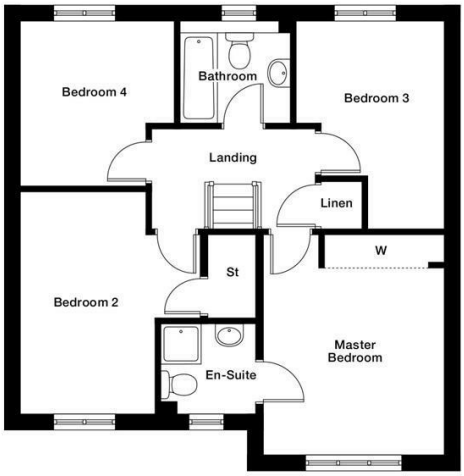
## Road Map

## Hybrid Map

## Terrain Map

## Floor Plan




### Room Dimensions

**Ground Floor**

**Lounge**
3.392m x 5.583m max
11'2" x 18'4"

**Dining**
2.490m x 3.077m
8'2" x 10'1"

**Kitchen**
3.842m x 3.077m
12'7" x 10'1"

**Utility**
1.543m x 1.810m
5'1" x 5'11"

**WC**
1.543m x 1.172m
5'1" x 3'10"

**First Floor**

**Master Bedroom**
3.392m x 4.163m
incl. w'drobe
11'2" x 13'8"

**En-Suite**
1.830m x 1.685m
6'0" x 5'6"

**Bedroom 2**
2.527m x 4.158m
8'3" x 13'8"

**Bedroom 3**
2.766m max x 3.905m
9'1" x 12'10"

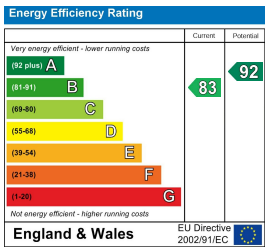
**Bedroom 4**
2.891m max x 3.095m
9'6" x 10'2"

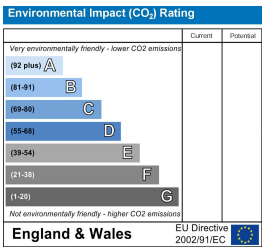
**Bathroom**
2.094m x 1.902m
6'10" x 6'3"

## 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