Peter David Properties Ltd

Residential Sales and Lettings

78 Lindley Moor Road

, Huddersfield, HD3 3RT

Offers in the region of £140,000

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Entrance Porch
The property is accessed by a PVCu door into a porch with matching side panels and benefitting from a wood effect vinyl floor, electrics and radiator. A timber door leads into the main house.

Hallway
Stairs rising to first floor accommodation. Access to living room.

Living Room
This spacious living room is situated to the front of the property and has large PVCu bay window providing plenty of natural light and splendid views. The main focal point of the room is a feature fireplace with wood surround and marble hearth, lights and houses a gas fire.

Kitchen
This light and airy kitchen comprises of: matching wall and base units, laminate worksurfaces, tiled splashback, stainless steel sink and drainer, gas oven with gas hob, extractor and vinyl flooring. Additionally there is space for four free-standing appliances one of which provides plumbing for a washing machine. Featuring a breakfast bar and a large under stairs pantry housing the boiler. PVCu window to rear aspect and PVCu door leading into the rear garden.

Landing
Providing access to two double bedrooms and house bathroom. Loft hatch to a fully boarded loft.

Master Bedroom
A large double bedroom with built in wardrobes and a further storage cupboard. PVCu window to front elevation.

Bedroom Two
To the rear of the property there is a further double bedroom with PVCu window to rear elevation.

House Bathroom
A partially tiled house bathroom with three piece suite comprising: WC, hand basin, large double shower and laminate flooring. Benefitting from chrome towel rail and PVCu privacy window to rear.

Exterior
To the rear of the property there is a single garage with lighting and electrics, there is a gravelled and paved area with parking for one car. To the front there is an enclosed garden with a grassed area, block paving leads up to the entrance and down the side of the property.

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.

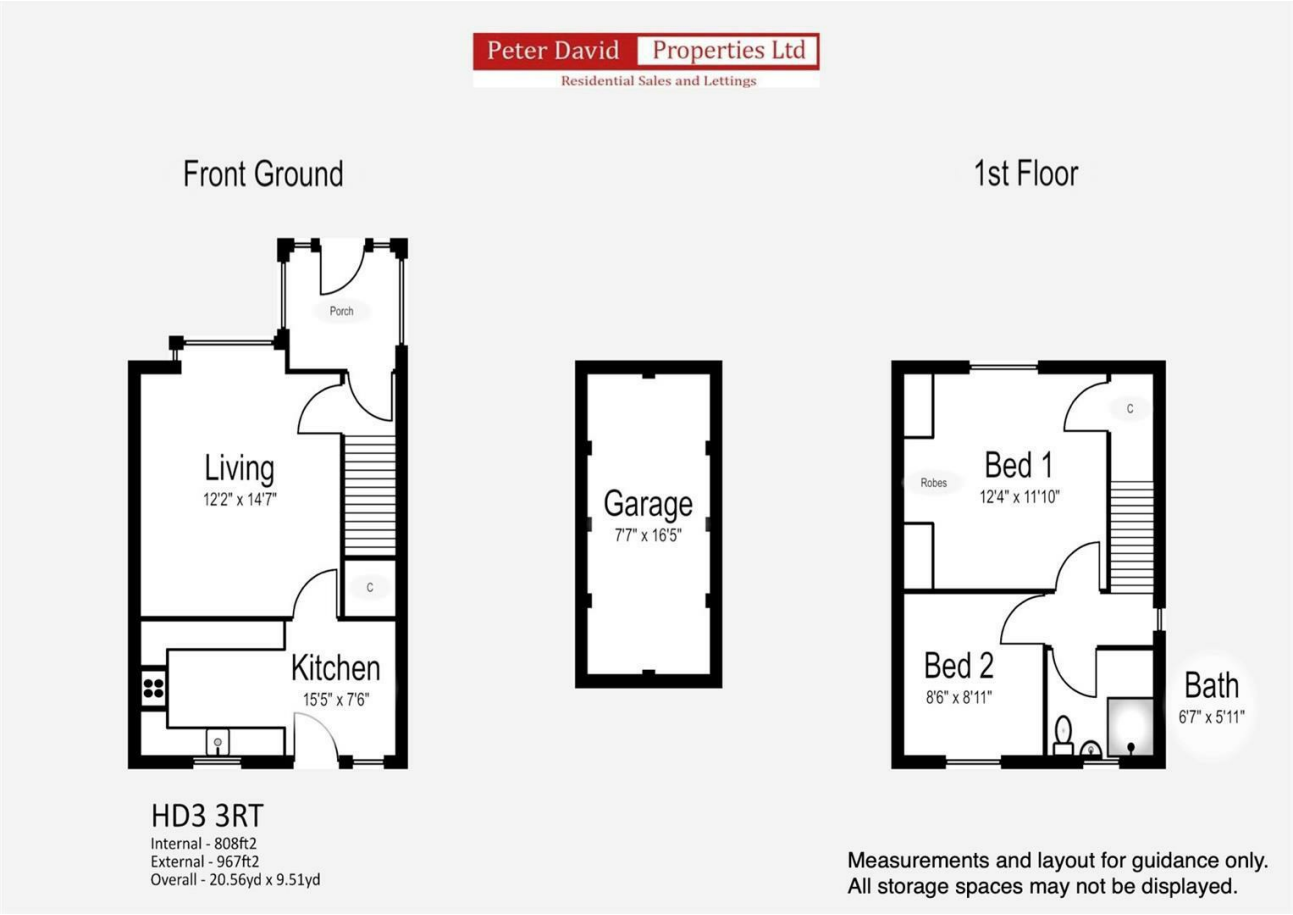
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

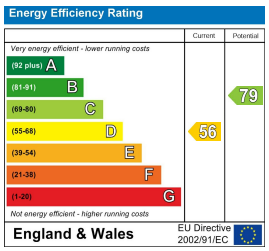
Floor Plan

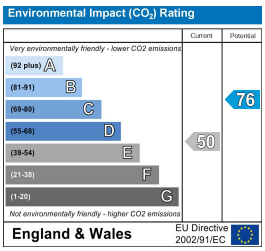


Viewing

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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