Peter David Properties Ltd

Residential Sales and Lettings

83 Holly Bank Road

Lindley, Huddersfield, HD3 3LX

Asking price £160,000

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Ground Floor -

Entrance Hallway
Enter the property via a solid wooden door into the entrance hallway. The hallway gives access to the kitchen, the ground floor WC and the living room. There is also a useful under stairs storage cupboard providing ample storage space.

Kitchen
The kitchen boasts wood effect matching wall and base units, tiled splashbacks, laminate work surfaces and linoleum tiled effect flooring. Integrated appliances comprise of an electric oven, a gas hob and an extractor fan. There is the added benefit of two additional spaces for appliances and a PVCu window to the front aspect.

Ground Floor WC
A useful ground floor WC with a Wc and a wash basin with a tiled splash back.

Living Room
Set to the rear of the property is a well appointed living room flooded with natural light via the PVCu patio doors that provide direct access to the rear garden. There is also a feature marble fireplace housing an electric fire.

First Floor -

Landing
The landing provides access to both bedrooms and the house bathroom.

Master Bedroom
A double bedroom benefiting from a large storage cupboard. There are two PVCu window's to the front elevation allowing plenty of natural light to flow in.

Bedroom Two
A second double bedroom set to the rear of the property. PVCu overlooking the rear garden.

House Bathroom
A partially tiled house bathroom with linoleum tiled effect flooring. Comprising of: a WC, a wash basin, a P-shaped bath with overhead rainhead shower and glass screen. PVCu privacy window to the rear elevation.

Exterior
The property is set back off the main road accessed via a private walkway. There is an an attractive paved pathway leading to the front door with herbaceous boarders. To the rear the property boasts an garden with a patio, a lawn and a surrounding fence. There is a gateway that leads to one off road parking space to the rear 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.

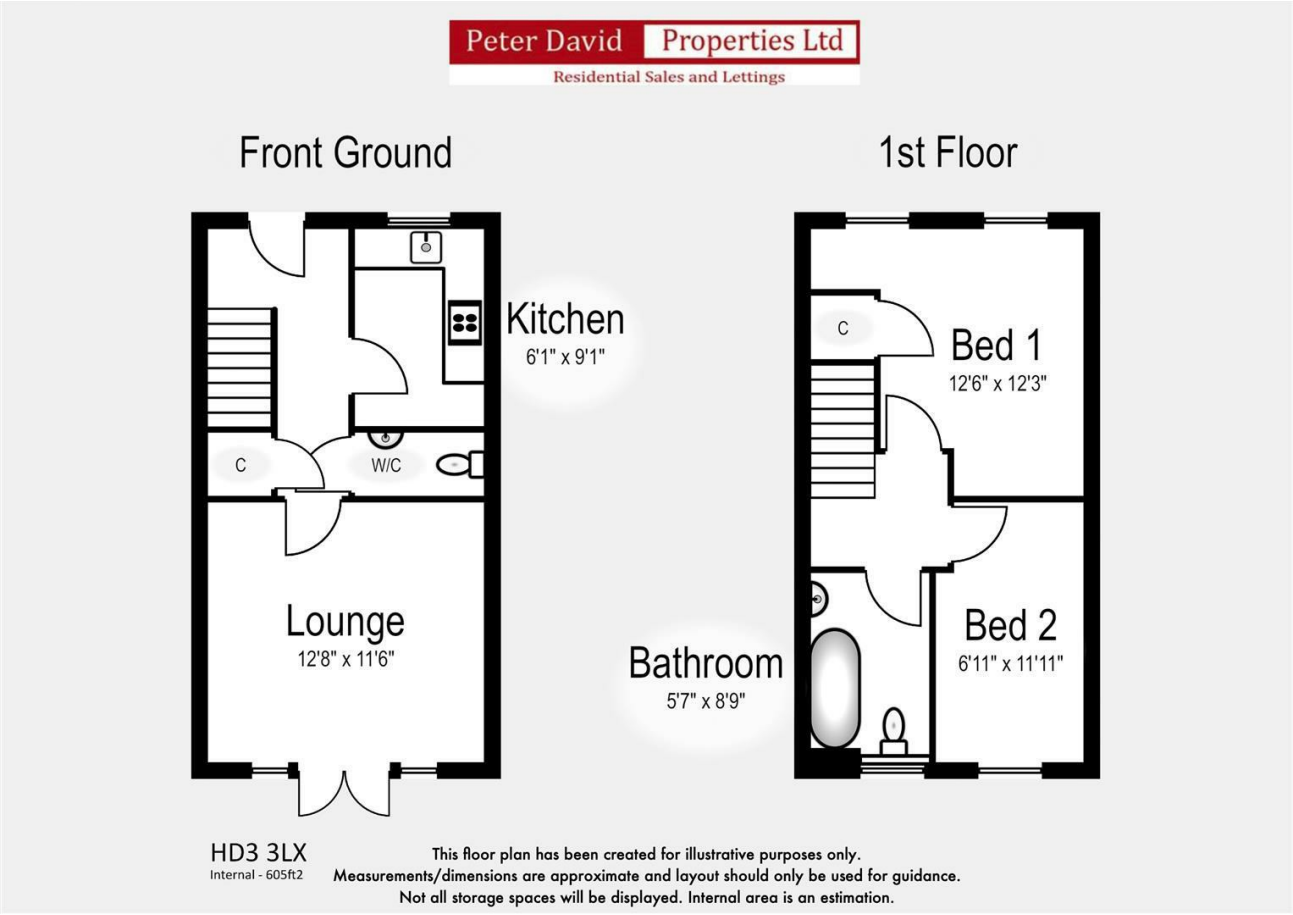
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

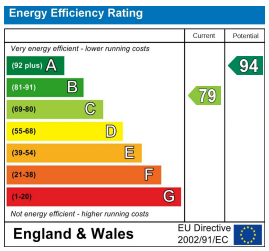
Floor Plan

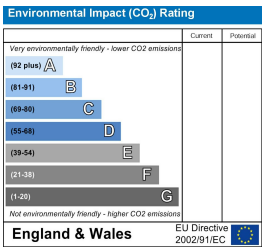


Viewing

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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