Peter David Properties Ltd

Residential Sales and Lettings

90 Lowergate

Paddock, Huddersfield, HD3 4EP

Offers in the region of £165,000

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Ground Floor -

Porch/Hallway
Access to the property via a PVCu door into a useful porch area with ceramic tiled flooring which flows throughout the ground floor . Providing access to the utility room, garage and stairs rise to the first floor.

Utility
A useful utility room with plumbing for a washing machine and space for for a tumble dryer. Laminate counter top with inset stainless steel sink, extractor fan and ceramic tiled flooring.

First Floor -

Landing
A PVCu side entrance door, airing cupboard and stairs rise to second floor accommodation. Access to Master bedroom and en-suite.

Master Bedroom
A front facing impressive master bedroom with large built in wardrobes. and en-suite. There are four PVCu windows to the front elevation proving plenty of natural light and offering splendid views.

En-Suite
A partially tiled en-suite comprising: WC, hand basin and double shower cubicle with glass sliding doors. Benefiting from wood effect laminate flooring and a wall cabinet.

Second Floor -

Landing
Stairs rising to the third floor accommodation. Access to living room, kitchen/diner and WC.

Living Room
A front facing spacious living room with four PVCU windows to the front elevation providing fantastic views over the valley.

WC
A useful WC with hand basin. Wood effect laminate flooring and PVCu window to side elevation.

Kitchen/Diner
Set to the rear of the property is this large kitchen diner with matching wall and base units, tiled splashbacks and laminate work surfaces. Integrated appliances comprise of: a five ring gas hob, an electric oven and extractor, a fridge freezer, a dishwasher and stainless steel sink and drainer. There is ample space for a dining table. PVCu french doors lead out to the rear garden and with two additional PVCu windows providing lots of natural light.

Third Floor -

Bedroom Two
A spacious double bedroom with PVCu window to front elevation.

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

Jack & Jill Bathroom
A partially tiled bathroom comprising: WC, hand basin, bath with overhead shower and glass screen. Laminate wood flooring and PVCu privacy window to side elevation.

Exterior
To the front of the property there is a driveway leading

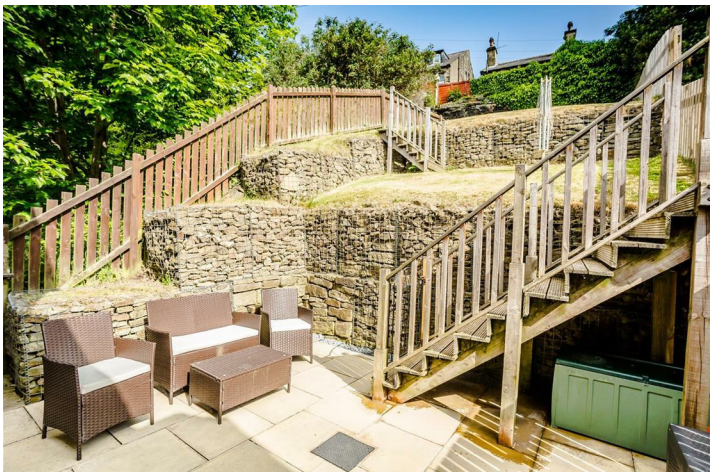
up to the single integral garage and two allocated parking spaces. There is a storm porch access to the main entrance with steps running up the side of the property leading to the first floor access door, access through to the gated rear. To the rear of the property there is a split level garden which has a paved patio accessible from the kitchen and garden steps lead up to two lawned areas.

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

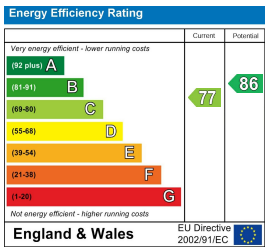
Terrain Map

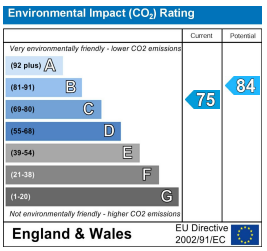
Floor Plan

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





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