

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 22 Haigh Road

Lindley, Huddersfield, HD3 2AE

Offers in the region of £295,000



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## Entrance Hallway

Enter the property via a composite front door into this useful entrance porch with internal doors leading into the living room and the second reception room.

## Living Room

A cosy living room with a PVCu window to the front aspect. A grey carpet flows throughout and an electric feature flame fire provides an attractive focal point.

## Second Reception Room

An additional reception room currently utilised as a home gym with a PVCu window to the front aspect and wood effect vinyl flooring.

## Hallway

An internal hallway leading leading to the kitchen/diner and ground floor WC. Stairs rise to the first floor.

## Kitchen/Diner

A spacious and beautifully appointed kitchen/diner with white wooden, matching wall and base units and laminate work surfaces. Integrated appliances comprise; an electric oven, an induction hob, an extractor fan, a fridge/freezer and a washing machine. The kitchen also benefits from contemporary tiled flooring and provides ample space for a dining area. With a PVCu window to the rear aspect and large PVCu french doors leading into the rear garden there is plenty of natural light.

## Ground floor WC

A useful ground floor WC with hand basin and tiled flooring.

## Landing

A light and open landing with a PVCu window to the side aspect and a useful storage cupboard at the top of the stairs. The landing provides access to all the bedrooms and the house bathroom. There is also access to the loft space.

## Master Bedroom

A spacious master bedroom with two PVCu windows to the front elevation and a grey carpet.

## En-suite

A fully tiled modern en-suite shower room with a three piece suite comprising; a WC, a wash basin and a shower cubicle. Also benefiting from grey tiled flooring and a PVCu privacy window to the front elevation.

## Bedroom Two

A second double bedroom with a PVCu window to the rear elevation.

## Bedroom Three

A spacious single bedroom benefiting from built in wardrobes and drawers. There is a PVCu window to the rear aspect.

## Bathroom

A fully tiled house bathroom with a three piece suite comprising of WC, hand basin and a bath. There is a PVCu frosted window to the side elevation.

## Exterior

Externally the property benefits from a driveway with parking for up to two cars. There is also an electric car charger to the external wall. To the rear of the property is a private and enclosed, landscaped garden

featuring a lawn, raised flower beds and an attractive patio area.

### **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.**



