Peter David Properties Ltd

Residential Sales and Lettings

# 32 Haigh Road

Lindley, Huddersfield, HD3 2AE

**Offers in the region of £249,950**

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## Offers in the region of £249,950

* THREE BEDROOM SEMI-DETACHED FAMILY HOME * CLOSE TO LINDLEY VILLAGE * WELL PRESENTED * PRIVATE AND ENCLOSED GARDEN * EV CHARGER POINT *

Peter David Properties are pleased to present to the open market this RECENTLY BUILT PERSIMMON THREE bedroom, SEMI- DETACHED property on the LINDLEY MOOR MEADOWS development, offering luxurious accommodation and everything required to suit modern family life. Tucked away in a small cul-de-sac, this property boasts a FAMILY DINING KITCHEN, AN EN-SUITE an ENCLOSED GARDEN and a DRIVEWAY (with parking for two cars).

To the ground floor, the property comprises; an entrance hallway, a living room, a kitchen/diner and a WC. To the first floor the property features; a master bedroom with en-suite, two further bedrooms and a house bathroom.

Externally the property has a private and enclosed garden to the rear and a double driveway to the front.

Located within walking distance from Lindley village and a perfect spot with restaurants, bars and shops on your doorstep. Also just a short drive to Huddersfield town centre and the M62 network providing access to the nearby cities of Leeds, Halifax and Manchester and also benefiting from excellent schools nearby.

This property is decorated to a high standard throughout and is ready-to-move-into. Built just 36 months ago the property has a 7 year NHBC GUARANTEE remaining.

Book your viewing today!

### Entrance Hallway

Enter this property via a composite door into the hallway with grey carpet flowing throughout. Stairs rise to the first floor accommodation. Access to the living room.

### Ground floor WC

A useful ground floor WC with vinyl flooring. Comprising of: WC and a corner wash basin with tiled splashback. A PVCu privacy window to the front.

### Living Room

A spacious living room with grey carpet and a useful under stairs storage cupboard. PVCu window to front provides plenty of natural light.

### Kitchen/Diner

This kitchen diner is to the rear of the property and runs the full width of the house. Having modern Hi-gloss tiled flooring and white hi-gloss matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: an electric double oven, a gas hob, an extractor, a fridge/freezer, a washer/dryer and a 1.5 stainless steel sink and drainer. There is ample space for a dining table. PVCu window and PVCu patio doors lead out to the rear garden.

### Landing

Access to all bedrooms and house bathroom. Benefiting from a walk in storage cupboard.

### Master Bedroom

A double bedroom. PVCu window to front aspect. Benefiting from storage cupboard.

### En-Suite

A partially tiled modern en-suite with vinyl flooring flooring. Comprising of: WC, wash basin and corner shower unit with glass panels and sliding door. PVCu privacy window to front elevation.

### Bedroom Two

A second double bedroom with PVCu window to rear elevation.

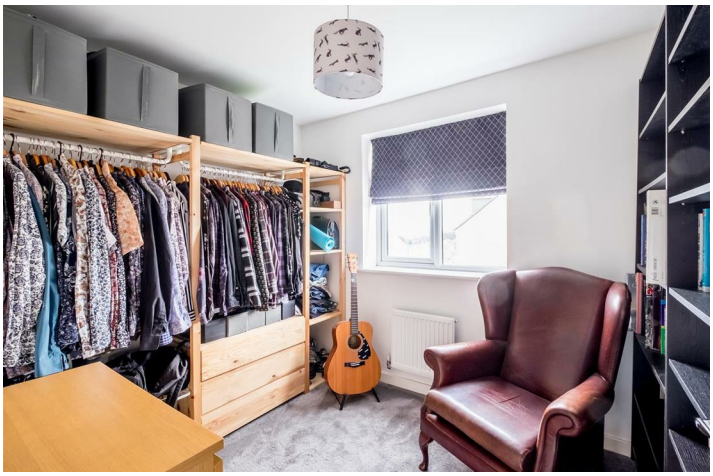
## Bedroom Three
A single bedroom with PVCu window to rear aspect.

## House Bathroom
A modern partially tiled house bathroom with vinyl flooring. Comprising of: WC, wash basin and bath. PVCu privacy window to side elevation.

## Exterior
To the rear of the property is a south facing private and enclosed garden with a lawn, raised beds, decorative gravel and a paved patio area. To the front there are two tarmac parking spaces and decorative gravel with raised beds.

## 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.

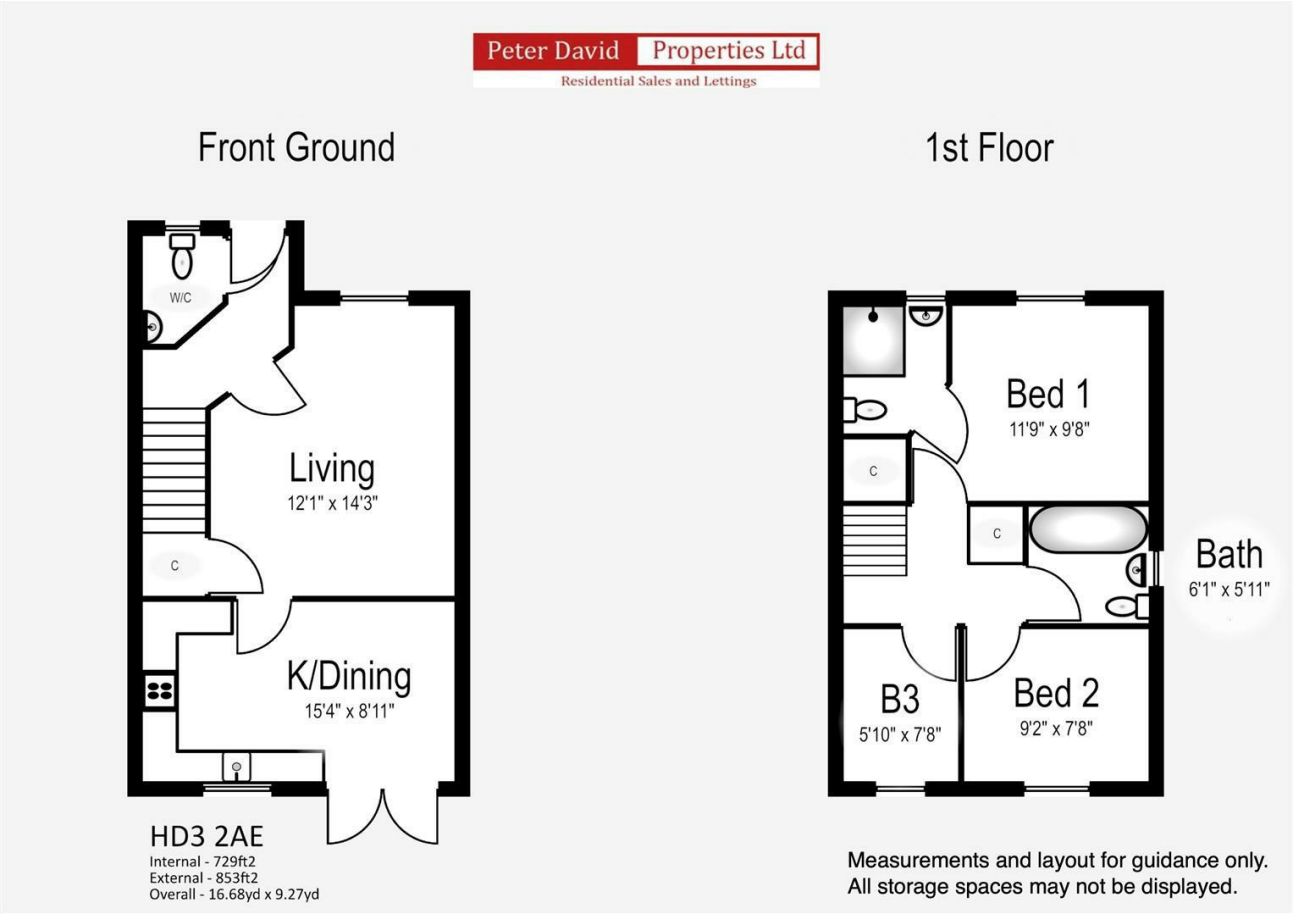


## Road Map

## Hybrid Map

## Terrain Map

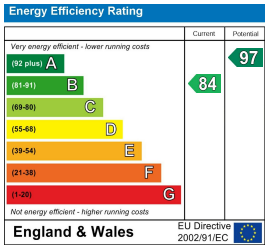
## Floor Plan

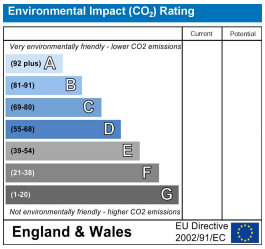



## Viewing

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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