

Peter David

Properties Ltd

Residential Sales and Lettings



## 1 Pye Road

Lindley, Huddersfield, HD3 3ZX

Offers in the region of £389,950



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## Ground Floor -

### Entrance Hallway

Enter the property via a composite front door adorned with two elegant glass panels, welcoming you into a tastefully designed entrance hallway. The hallway boasts slate grey gloss tiled flooring and provides access to the living room, the kitchen/diner, and stairs rise to the first floor accommodation. This property boasts a dual aspect HIVE smart heating system for which the controls can be found in the hallway and master bedroom.

### Living Room

A well-appointed living room offering a cosy retreat with a luxurious deep-pile grey carpet. The ambiance is further enhanced by the abundance of natural light flowing through the PVCu bay window from the front aspect, creating a bright and inviting atmosphere.

### Open Plan Kitchen/Diner

Moving through to the heart of this home is this contemporary luxurious kitchen. The space continues to uphold the high, modern aesthetic throughout, boasting matching wall and base units, in the colours 'sage green' and 'slate grey', a laminate work-surface and a composite sink and drainer. Integrated appliances comprise of a double electric oven, a four ring electric hob, an extractor fan, a dishwasher and a fridge freezer. There is a PVCu window to the rear and PVCu French doors leading out to the south facing rear garden. There is also ample space for a dining table and a large under stairs storage cupboard.

### Utility Room

A useful utility room with laminate work surfaces, gloss sage green base units, and a sunken stainless steel bowl sink. There are two spaces for appliances one of which has the benefit of plumbing for a washing machine. Access to the ground floor WC and a composite door provides access to the rear garden.

## Ground Floor WC

A WC comprising a wash basin set in a grey gloss vanity unit and a WC. PVCu privacy window to the side aspect.

## First Floor -

### Landing

The landing provides access to all the bedrooms and the house bathroom. There is also a loft hatch providing access to a fully boarded loft with lighting.

### Master Bedroom

A spacious master bedroom with fitted wardrobes adorned with sliding mirrored doors providing ample storage space. There is a premium deep-pile grey carpet exuding luxury, creating a cosy atmosphere. Additionally, there is a PVCu window to the front elevation and access to the en-suite.

### En-Suite

An en-suite with a three piece suite comprising of; a WC, a corner shower cubicle with a glass screen and a marble bowl sink resting on a vanity unit. The en-suite has the added benefit of underfloor heating and a PVCu privacy window to the front elevation.

### Bedroom Two

A second generously sized double bedroom with a deep pile cream carpet. There is a large storage cupboard and a PVCu window to the front elevation.

### Bedroom Three

A third double bedroom set to the rear of the property, with a PVCu window overlooking the rear garden.

### Bedroom Four

A fourth double bedroom with PVCu window to the rear elevation.

## House Bathroom

A partially tiled house bathroom with ceramic tiled flooring. Comprising of; a WC, a wash basin set in a white gloss unit, a bath and a overhead shower with a glass screen. PVCu privacy window to the rear elevation.

## Exterior

A fully enclosed south-facing garden with a refined patio and raised lawn. The outdoor space is complemented by a practical garden shed and a convenient outdoor tap. At the front, a neatly maintained driveway, a well-maintained lawn, and an integral garage complete the tasteful exterior.

## 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



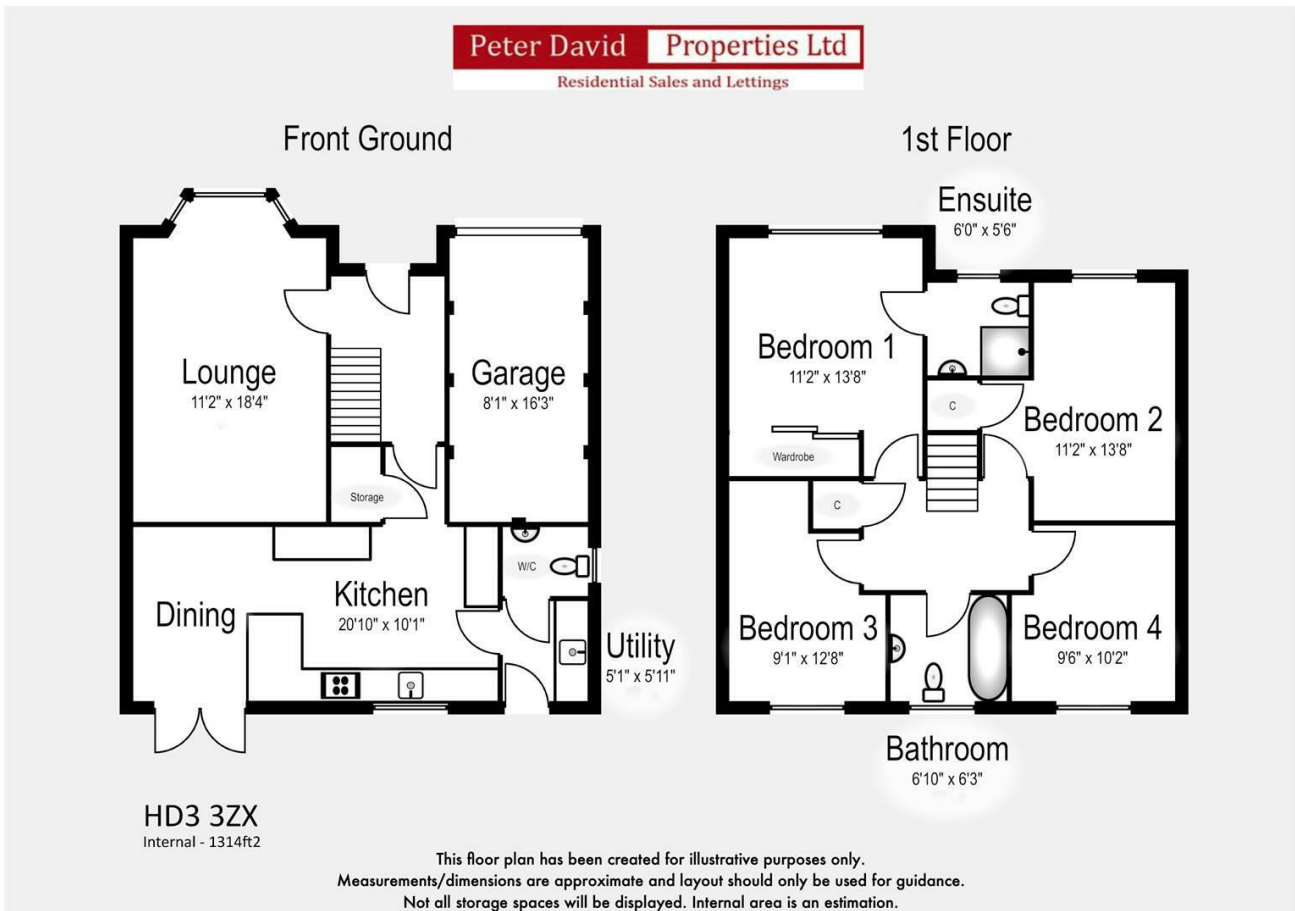
## Hybrid Map



## Terrain Map



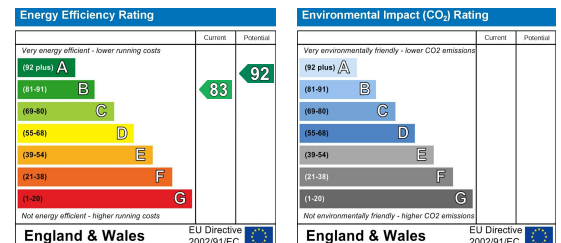
## Floor Plan



## 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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