

Peter David

Properties Ltd

Residential Sales and Lettings



63 Weatherhill Road

Huddersfield, HD3 3QY

Offers over £250,000



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Entrance Hallway

Enter the property through a composite door into this light spacious hallway with wood floor flowing through to the Living Room, Kitchen and WC. There is an ample size storage cupboard/cloakroom and stairs leading to the first floor. Window to front.

Living Room

A beautiful log burner sat on a stone hearth is the centre piece of this room. Window to front.

Downstairs WC

Under the stairs WC with basin.

Kitchen/Diner

A large kitchen diner with hi-shine modern matching wall and base units. Comprising induction electric hob and extractor. Integral oven, grill and microwave, fridge freezer, stainless steel sink and drainer. There is space for one free standing appliance. Patio doors lead into the conservatory and to the rear of the property. Window to the rear.

Conservatory

A good sized conservatory overlooking an enclosed garden area with decking/patio.

Bedroom One

Double bedroom with window to front elevation.

Bedroom Two

A second double bedroom with window to rear elevation.

Bedroom Three

Double bedroom with window to front elevation.

Bedroom Four

Double bedroom with window to rear elevation.

Bedroom Five/Study

A fifth Single bedroom/Study/Office with built in storage cupboard. Window to front elevation.

House Bathroom

A fully tiled modern bathroom with walk in shower, combined sink and vanity unit and WC. Also benefiting from a stainless steel heated towel rail. Window to rear elevation.

Garage

Garage to front of property with integral door.

Exterior

To the front of the property is a large driveway with parking for two cars and a grassed area. A path leads down the side of the garage to the rear enclosed garden with decking, small lawn, and a shed fitted with lighting and electrics. Also benefiting from outside electric sockets.

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



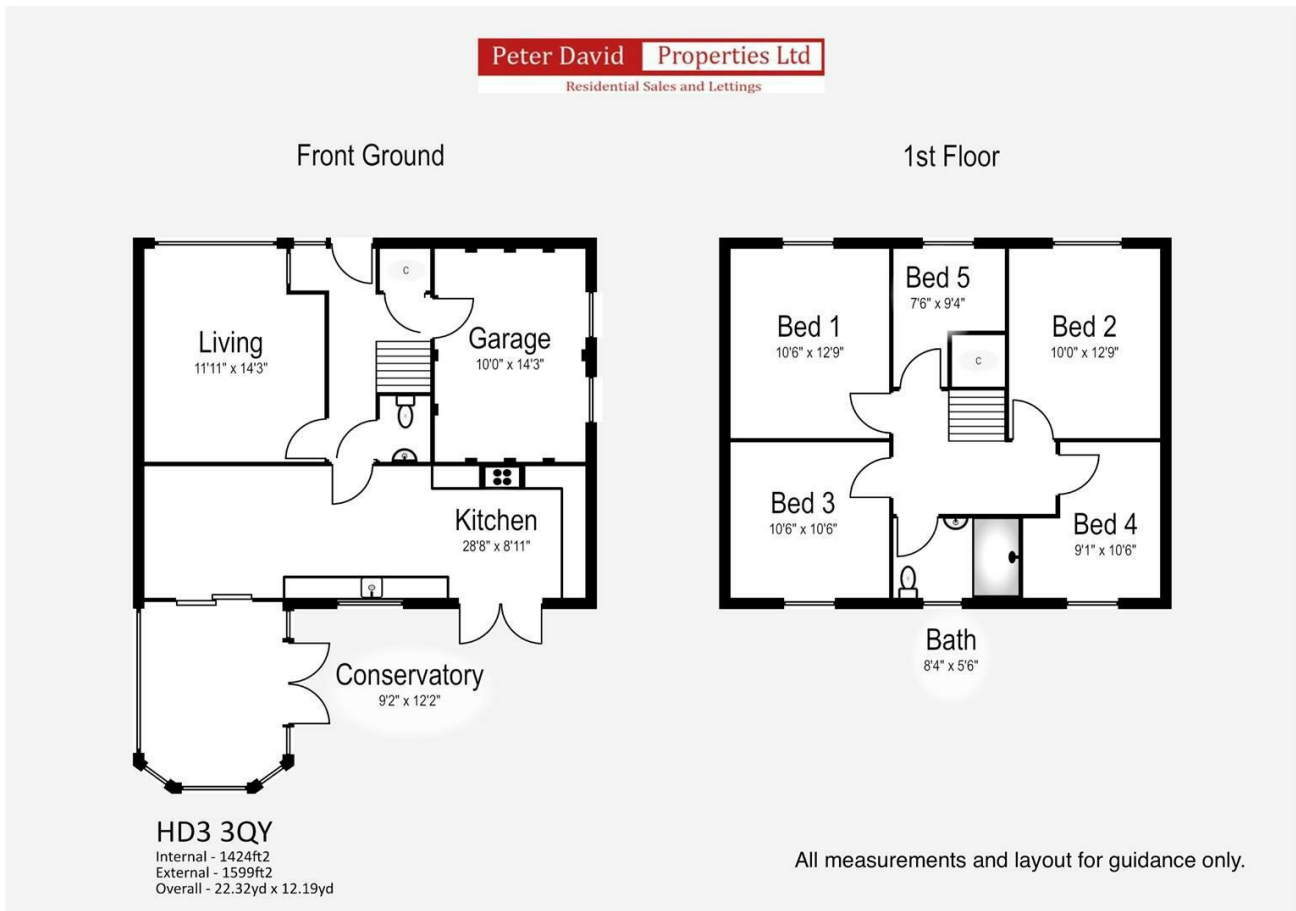
Hybrid Map



Terrain Map



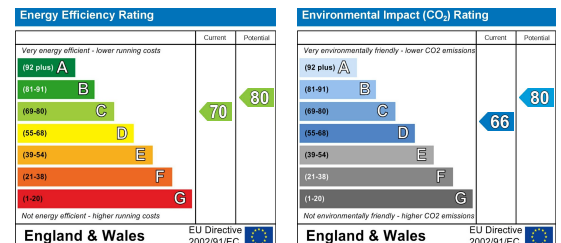
Floor Plan



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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