

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 16 Rufford Road

Huddersfield, HD3 4RN

Price guide £119,950



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## Kitchen/Diner

Entering the property through the uPVC front door brings you into the galley kitchen. Matching wall and base units, tiled splash-backs, gas oven, hob and extractor fan with space for four free standing appliances. There is also space for a small dining table. Access to cellar and living room with window to front.

## Living Room

A good sized living room with gas fire and feature surround. Window overlooking rear garden.

## Landing

Access to all first floor accommodation

## Master Bedroom

A double bedroom with window to rear elevation

## Bedroom Two

A second bedroom with built in storage cupboard and window to front elevation.

## Bedroom Three

Window to rear elevation.

## Bathroom

A fully tiled bathroom with a three piece suite, comprising: a WC, a hand basin and a bath with overhead shower. There is also a heated chrome towel radiator. With a window to the front elevation.

## Exterior

A large enclosed well maintained garden with a lawn, patio area and summer house.

## Cellar

A sized cellar with electric.

## 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



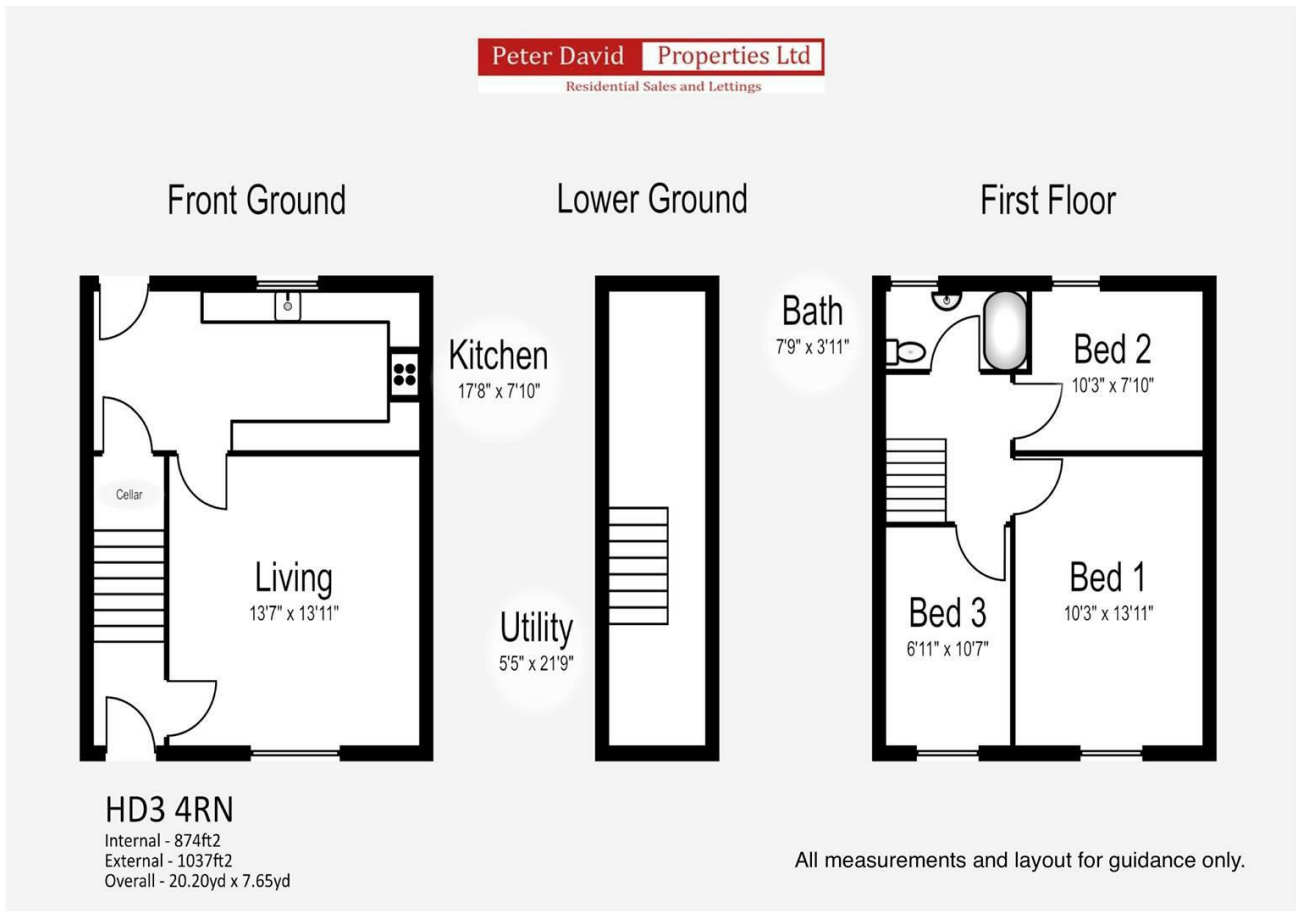
## Hybrid Map



## Terrain Map



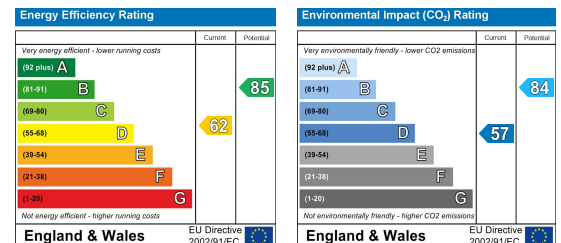
## Floor Plan



## 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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