

Peter David

Properties Ltd

Residential Sales and Lettings



80 Low Hills Lane

Lindley, Huddersfield, HD3 3PQ

Offers over £210,000



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***TWO BEDROOM SEMI-DETACHED BUNGALOW *
SOUGHT AFTER LOCATION * CLOSE TO LINDLEY VILLAGE

Peter David Properties are pleased to present to the open market this TWO DOUBLE bedroom SEMI-DETACHED BUNGALOW located in the sought after location of OAKES. The property benefits from an ORANGERY, a DRIVEWAY and GARAGE.

The property briefly comprises of: an entrance hallway, a kitchen, a SPACIOUS living room, two double bedrooms one with an orangery providing a delightful seating area and a house bathroom.

Eternally the property benefits from a tarmac driveway (parking for three cars) leading to a single detached garage. To the rear is an enclosed garden with paved patio areas and a shed. To the front is a raised lawn with herbaceous borders and a decorative paved patio.

Located only a short drive from Lindley village and all of the amenities within, it is a perfect spot! There are local transport links from the doorstep providing access to Huddersfield. The M62 network is within close proximity, providing access to the nearby cities of Leeds, Halifax and Manchester.

Book your viewing today!

Entrance Hallway

Enter the property via a PVCu door into an L-shaped hallway. Benefiting from a storage cupboard and access to all rooms.

Kitchen

A spacious kitchen with Karndean flooring, matching wall and base units, tiled splashbacks and laminate worksurfaces. Integrated appliances comprise of: an extractor, fridge freezer and a stainless steel sink and drainer under a PVCu bay window overlooking the front garden. There is a free standing electric oven and a washing machine.

Living Room

A large living room with a gas fire on a marble hearth with wood surround taking pride of place. A PVCu window to front aspect.

Bedroom One

A spacious double bedroom with the benefit of an Orangery (ideal seating area) overlooking the rear garden.

Bedroom Two

A double bedroom with fitted wardrobes. PVCu window to rear aspect.

Orangery

The Orangery leads off Bedroom one and provides ideal space for seating and overlooks the rear garden.

Bathroom

A fully tiled bathroom with tiled flooring. Comprising of: WC, wash basin and corner shower cubicle with electric shower and glass sliding doors. Benefiting from two glass cabinets and a chrome towel rail. PVCu privacy window to side.

Exterior

To the front is a tarmac driveway (parking for three cars) leading to a single detached garage. There is a

raised lawn with herbaceous borders and a patio area. To the rear are paved patio areas and a decorative gravelled 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.



Road Map



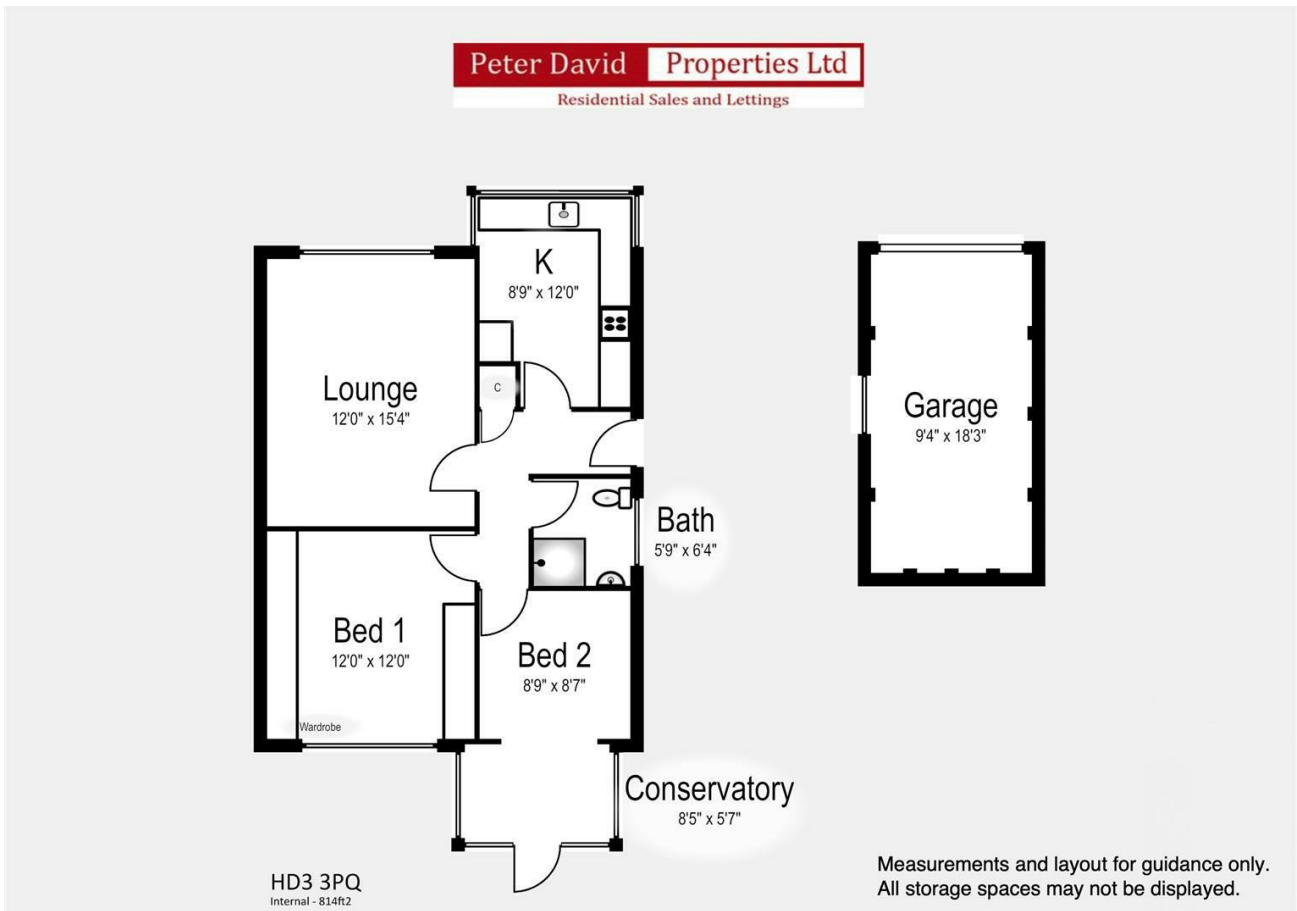
Hybrid Map



Terrain Map



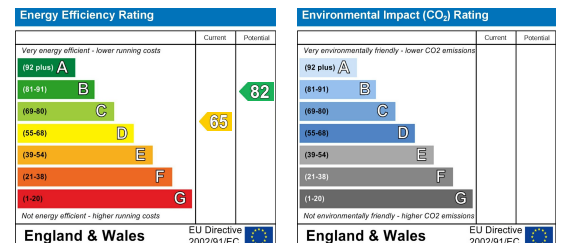
Floor Plan



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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk