Peter David Properties Ltd

Residential Sales and Lettings

# 17 Orchard Road

Kirkheaton, Huddersfield, HD5 0EQ

**Offers in the region of £314,950**

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### Ground Floor -

**Entrance Hallway**
Enter this fabulous property through a composite front door with two privacy glass panels into a welcoming entrance hallway, boasting under stairs storage. Hardwood doors with glass panels provide access to the dining room, living room and the kitchen. Carpeted stairs rise to the first floor accommodation.

**Living Room**
A bright and airy living room with PVCu patio doors leading out to the rear garden. A marble fireplace with an inset gas fire provides an attractive focal point and sits on a marble hearth.

**Kitchen**
This property benefits from a generously sized well-equipped kitchen with luxury Linoleum flooring, beige gloss wall and base units, quartz splash backs and quartz work surfaces. Integrated appliances comprise; a fridge/freezer, an eye level microwave/oven, an electric oven, a induction hob, a modern extractor fan and a dishwasher. This kitchen benefits from two PVCu windows to the rear allowing plenty of natural light to flow in. An attractive archway leads through to the dining room creating a open plan aspect perfect for a family or entertaining guests.

**Dining Room**
This dining room is set to the front of the property with a PVCu window overlooking the front garden.

**Conservatory**
The property boasts a useful conservatory with PVCu windows to three sides and a PVCu door providing access to the rear garden.

### First Floor -

**Landing**
Stairs rise to the first floor accommodation to the landing. The landing provides access to all the bedrooms and a house bathroom.

**Master Bedroom**
A well-proportioned Master Bedroom benefiting from fitted wardrobes with sliding mirrored doors. There is a PVCu window to the front elevation.

**Second Bedroom**
A second generous double bedroom featuring fitted wardrobes with white gloss doors. There is a PVCu window overlooking the rear garden providing far reaching views of the countryside.

**Third Bedroom**
A third double bedroom with fitted wardrobes and a PVCu window to the rear elevation.

**House Bathroom**
A modern and stylish recently renovated house bathroom with a WC with a concealed cistern, his and hers wash basin's set in a vanity unit with navy base units and a large shower with a glass screen. The bathroom benefits from tiled flooring, a chrome towel rail and a PVCu privacy window to the rear elevation.

**Exterior**
Externally the property sits on a substantial corner plot with a large, private and enclosed garden surrounding the property with a patio area and two large lawns! To the front their is a large lawn with herbaceous boarders and a tarmacked driveway (providing off-road parking for three cars) leading to a large single

integral garage (with electrics and a outdoor tap). To the rear is a large wrap around garden with a decorative graveled area a south facing lawn.

## 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

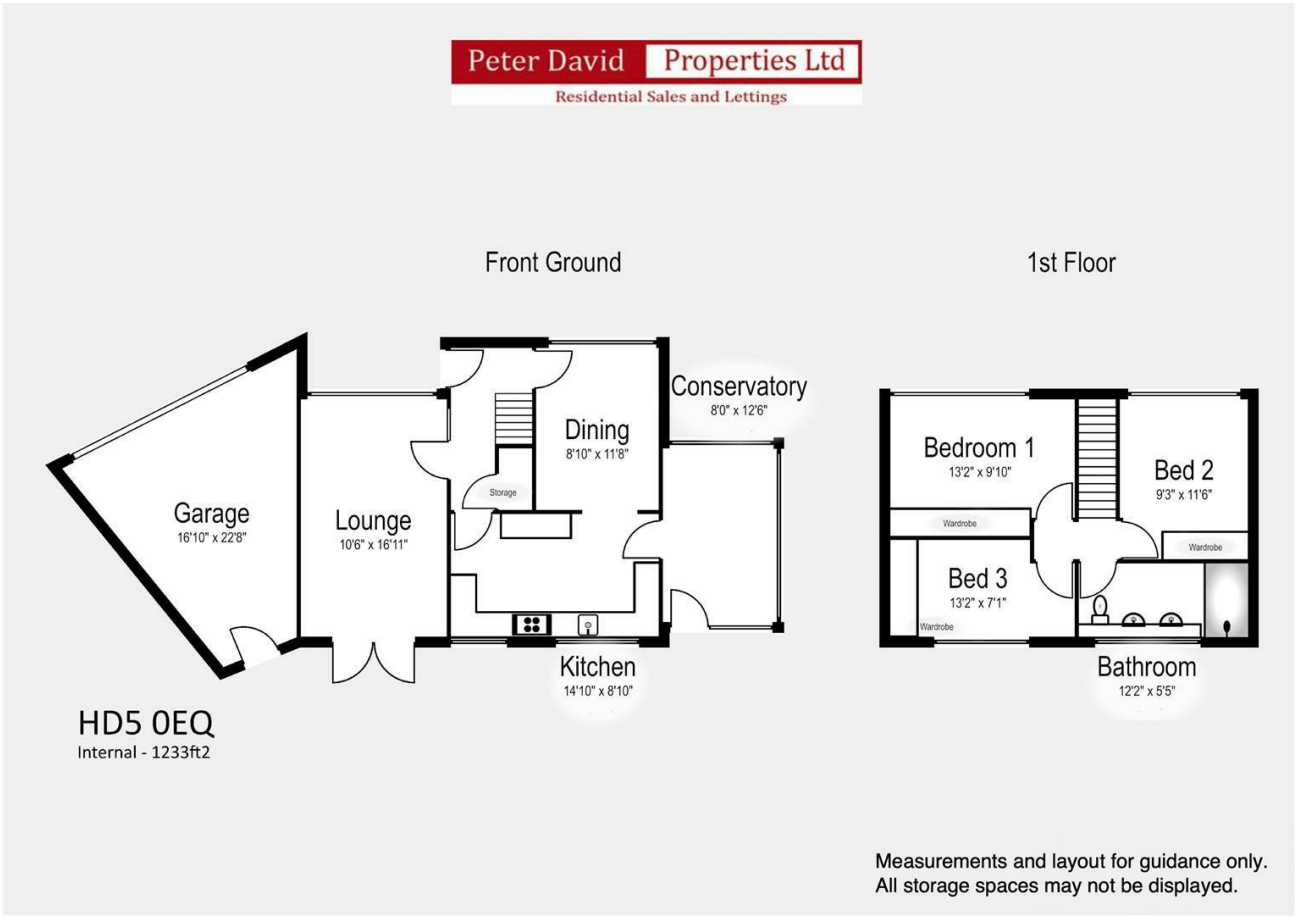
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

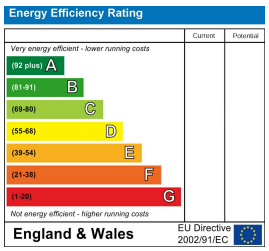
## Floor Plan

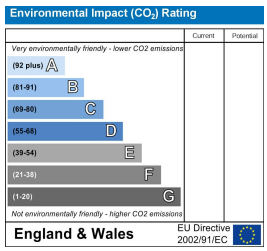



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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