Peter David Properties Ltd

Residential Sales and Lettings

17 Victoria Road

Meltham, Holmfirth, HD9 5NL

£165,000

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Entrance Hallway
Enter the property via a PVCu door into the entrance hallway, carpeted stairs rise to the first floor accommodation. Access to the living room.

Living Room
A cosy living room with a gas fire inset in the wall and PVCu window to the front aspect. Access to the Kitchen/diner

Kitchen/Diner
The heart of the property is this beautiful kitchen/diner which features a wood burning stove with stone surround and stone hearth. The kitchen has has wood effect matching wall and base units, laminate worksurface, tiled splash backs and ceramic tiled flooring. Integrated appliances comprise of: an electric oven, a gas hob, an extractor, a 1.5 stainless steel sink and drainer, a washer/dryer, and a dishwasher. There is ample space for a dining table. There is PVCu window overlooking the rear garden and also a PVCu door leading out to the rear. Access to the converted cellar.

Cellar/Office
This useful cellar has been fully tanked and provides electric and gas central heating. It would make an ideal office space/snug or playroom.

Landing
Providing access to all bedrooms and the house bathroom.

Bedroom One
A large double master bedroom with carpeted floor and PVCu window to the front elevation.

Bedroom Two
A second bedroom with carpeted floor and PVCu window to the rear elevation.

Bedroom Three
A third bedroom with carpeted floor and PVCu window to the front elevation.

Bathroom
A fully tiled bathroom with a WC, a wash basin and a bath with overhead shower and glass screen. Also benefiting from a chrome towel rail and mirrored wall cabinet. There is a PVCu privacy window to the rear elevation.

Exterior
Externally this property is situated down a quiet private road with allocated parking for two cars. There is a private and enclosed garden to the rear with surrounding timber fence and stone outbuilding. The garden has a decked area, paved patio and 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.

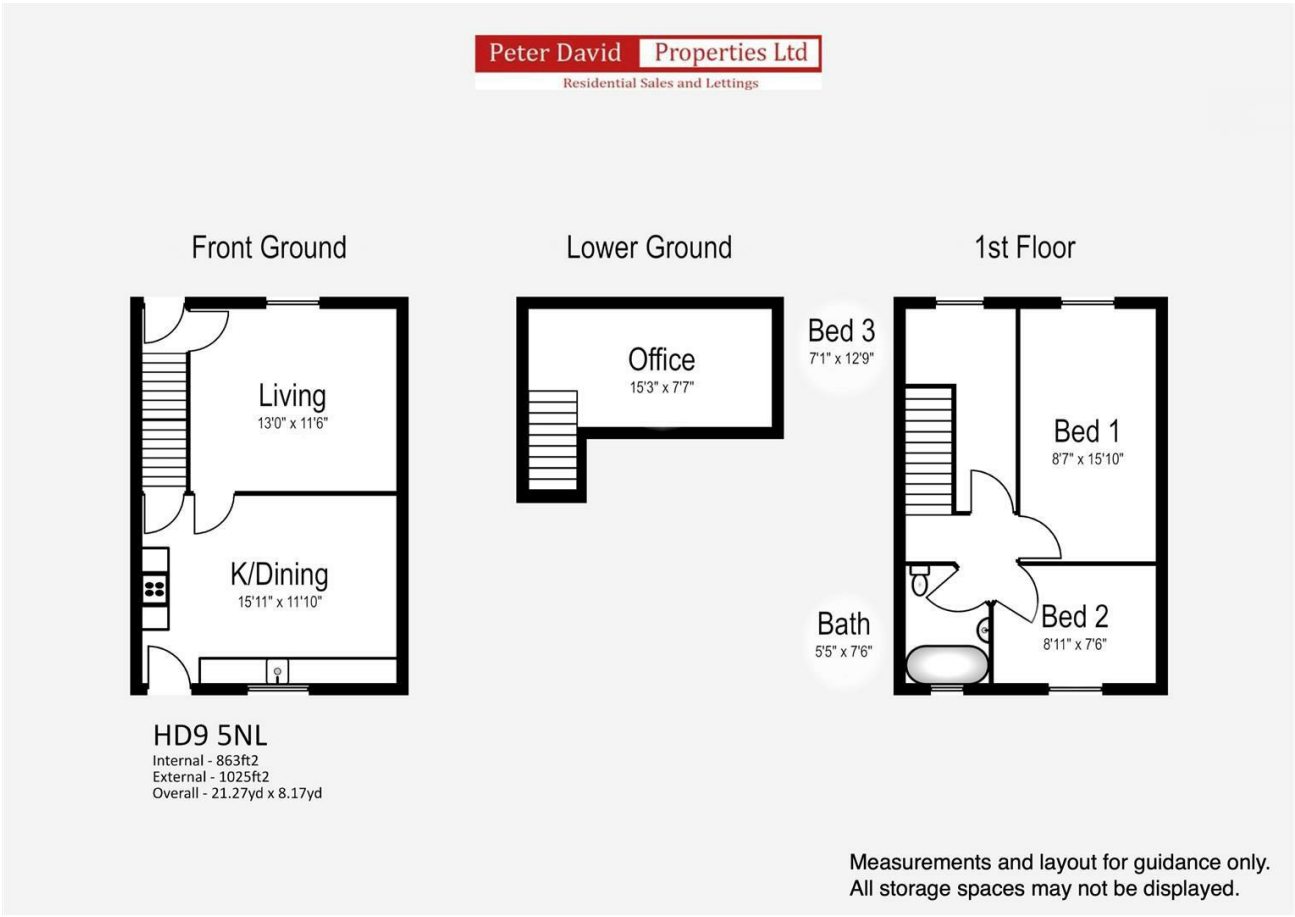
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

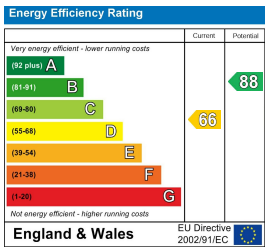
Floor Plan

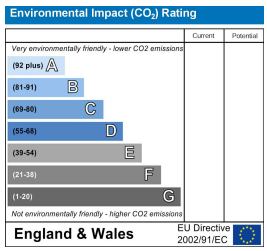


Viewing

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

Energy Efficiency Graph





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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