

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 44 Long Hill Road

Huddersfield, HD2 1PJ

Price guide £219,950



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## Ground Floor -

### Entrance Hallway

Access the property via a solid wooden door into a spacious tiled hallway providing access to the living room, kitchen/diner and downstairs WC. There are carpeted stairs rising to the first floor.

### Kitchen/Diner

A well appointed kitchen/diner with tiled flooring, matching beech wall and base units, laminate worktops, tiled splash backs and plinth lighting. Integrated appliances comprise; an oven, a gas hob and an extractor fan. There is a large American style fridge/freezer and space for two free standing appliances. A wooden door with a glass panel leads through to the conservatory and there are two PVCu windows to the rear aspect.

### Conservatory

A large PVCu conservatory to the rear benefiting from double doors leading out into the garden. Vinyl tiles to the floor with the added bonus of electric heating so this space can be enjoyed all year round.

### Downstairs WC

A useful, under stairs WC with hand basin with tiled splash back, There are also tiles to the floor.

### Living Room

A light and airy living room with a PVCu bay window to front aspect and an attractive electric fire with a marble hearth and wooden surround.

## First Floor -

### Landing

A spacious landing area providing access to three bedrooms and the house bathroom.

### Bedroom Two

Double bedroom with two PVCu windows to rear elevation.

### Bedroom Three

A third double bedroom with two PVCu windows to front aspect. There is also a built in wardrobe with mirrored sliding doors providing excellent storage space.

### Bedroom Four

A single bedroom with PVCu window to rear elevation.

### House Bathroom

A fully tiled house bathroom with carpeted flooring, a three-piece white suite comprising a WC, hand basin and bath with overhead shower. Benefitting from a mirrored glass wall cabinet and a mirror and glass shelf over the sink.

## Second Floor -

### Master bedroom

A small landing area with a PVCu window to front aspect and stairs rising from the first floor leading directly up to the bright and spacious master bedroom suite. Two large Velux balcony windows provide splendid views and plenty of natural light. There is also a built-in wardrobe, two storage cupboards and access to the en-suite.

### En-suite

A partially tiled en-suite with a WC, wash basin and shower cubicle. There is a mirrored cabinet to the wall and a Velux roof window.

### Exterior

Externally the property features a large, enclosed rear

garden with a paved area, a lawn and a large garden shed. To the front is a lawn, a single driveway leading to a single garage.

### **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.

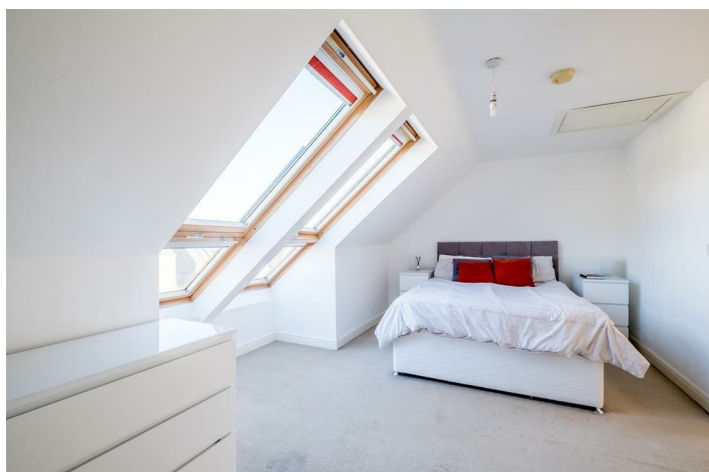
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



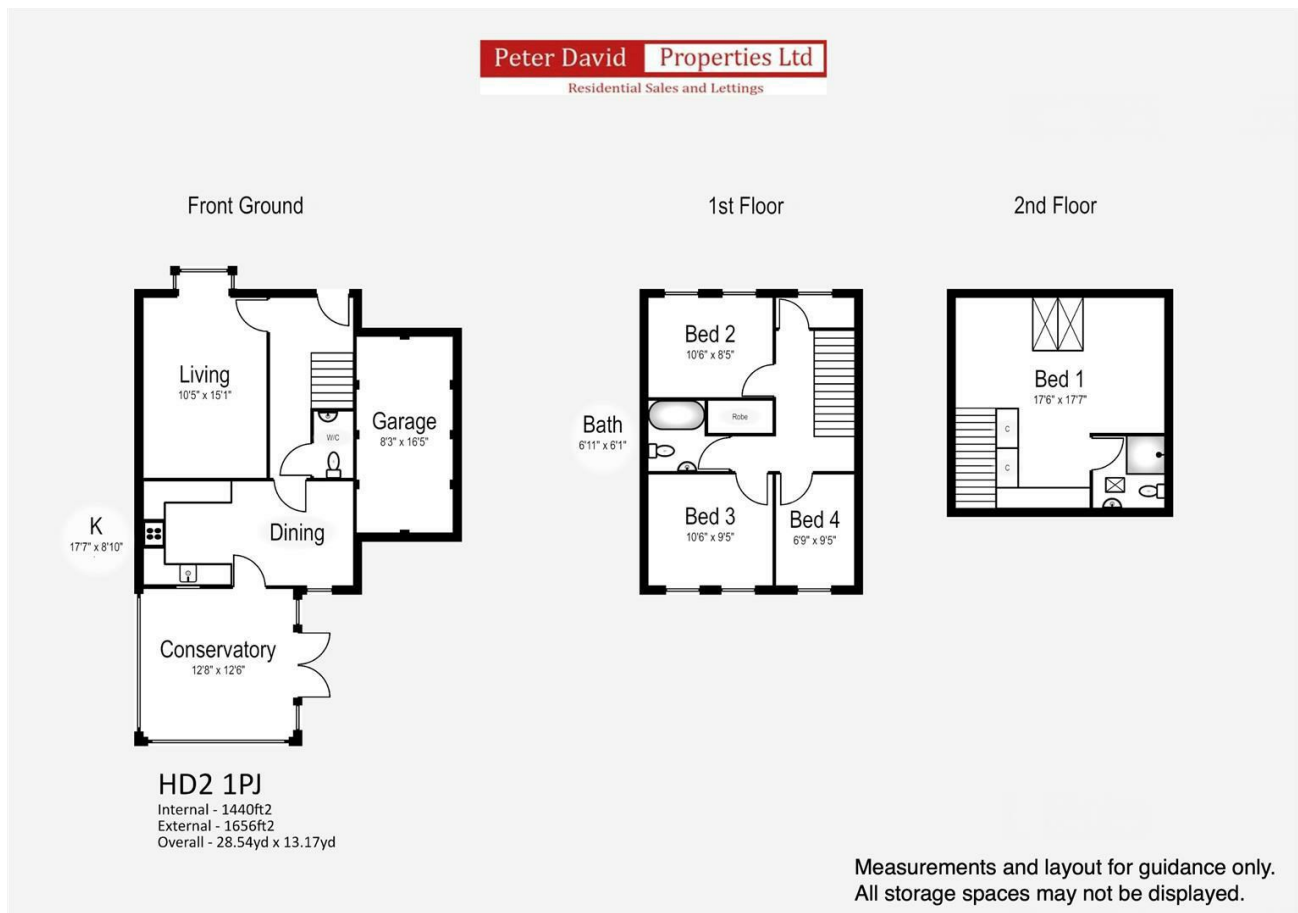
## Hybrid Map



## Terrain Map



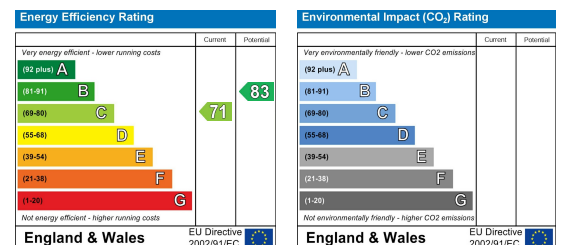
## Floor Plan



## 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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