Peter David Properties Ltd

Residential Sales and Lettings

5 Cutter Close

Lindley, Huddersfield, HD3 3WY

Offers in the region of £400,000

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Ground Floor -

Entrance Hallway
Access the property through a composite door into a light welcoming entrance with laminate wood flooring. The hallway provides access to the living room, office, WC and the large kitchen diner.

Living Room
A superb living space which offers plenty of natural light from the large PVCu bay window to the front aspect and also a PVCu window to the side aspect.

Office/Second Reception
An additional reception room that could be used to serve a variety of purposes such as a study/playroom/snug. Benefiting from a PVCu window to the front aspect of the property.

WC
A fully equipped and useful WC with a wash basin with tiled splashback.

Kitchen Diner
A stunning kitchen/diner, which is the hub of this home and provides a perfect space to entertain guests. The kitchen is well equipped with neutral matching wall and base units, laminate work surfaces and luxury vinyl flooring which flows throughout. Integrated appliances comprise; a electric oven, an induction hob, an extractor fan, a dishwasher and a fridge/freezer. There is a ceramic sink and drainer in front of a PVCu window to the rear aspect and double PVCu doors provide access to the rear garden. There is ample space for a dining table which has been utilized by the current vendors.

First Floor -

Landing
A carpeted staircase rises to the light and airy landing area which provides access to all the first floor rooms.

Master Bedroom
A generous Master Bedroom which features fitted wardrobes with sliding doors. There is a PVCu window to the front elevation and access to the en-suite.

En-Suite
A fully tiled en-suite shower room with a WC, a hand basin, a chrome towel rail and a walk-in shower cubicle. There is a PVCu privacy window to the front aspect.

Bedroom Two
A spacious double bedroom benefitting from a neutral carpet and a PVCu to the front aspect.

Bedroom Three
A third double bedroom with PVCu window to rear elevation.

Bedroom Four
A fourth double bedroom with PVCu window to rear elevation.

Bathroom
A stylish and contemporary fully tiled house bathroom with a WC, a wash basin and a bath with a overhead shower and glass screen. The bathroom also benefits from an extractor fan, a wall mirror and a chrome towel rail. There is Amtico tiled effect vinyl flooring and a PVCu privacy window to the rear aspect.

Extrerior
Externally the property offers a perfect blend of practicality and aesthetics with an Indian stone patio

with seating area and a lawn. Also benefitting from a wooden garden shed and a hot-tub which is situated under a wooden canopy. There is also access to from the garden to the driveway with parking for two cars and the garage with electrics currently used as a gym by the vendors.

Mortgages (Paragraph)

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 (Paragraph)

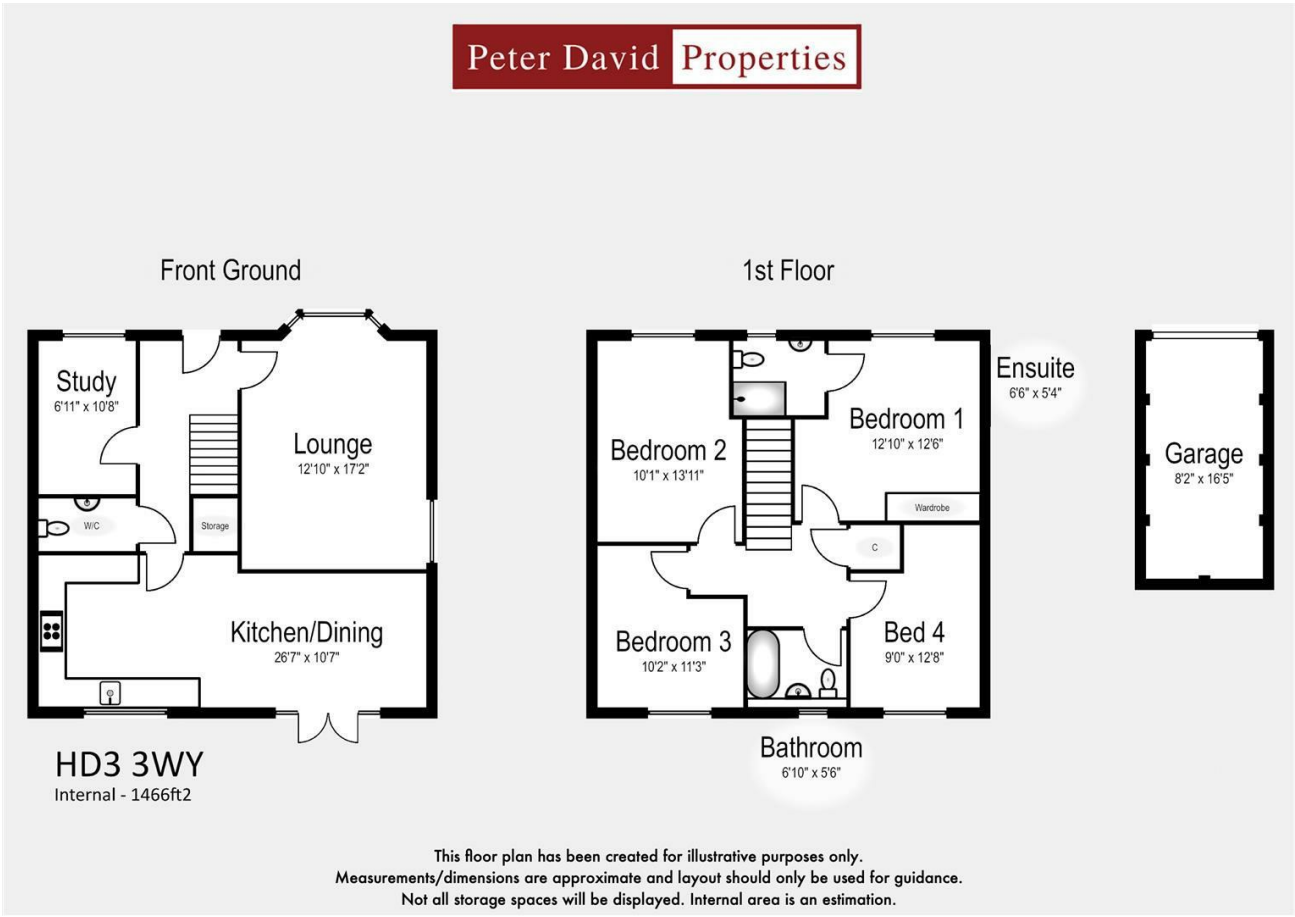
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

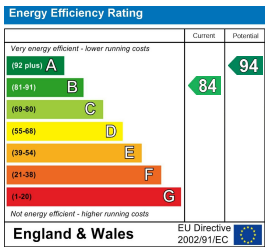
Floor Plan

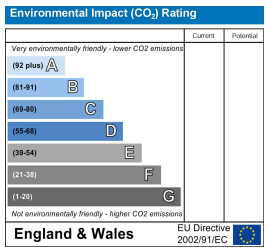


Viewing

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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