Peter David Properties Ltd

Residential Sales and Lettings

# 10 Woodside

Denby Dale, Huddersfield, HD8 8QX

**Offers in the region of £325,000**

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### Ground floor:

**Entrance Porch**
Enter the via a PVCu door into this useful porch. PVCU door directly into the kitchen/diner.

**Kitchen/Diner**
A spacious kitchen diner with vinyl flooring, cream matching wall and base units and laminate worksurfaces. Integrated appliances comprise of: an electric oven, a five ring gas hob with tiled splashback, an extractor and a 1.5 stainless steel sink and drainer under a PVCu window. There is ample space for a dining table and a further PVCu window to front aspect providing plenty of natural light.

**Living Room**
A spacious L-shaped lounge with a gas fire on a marble hearth and wood surround. Two large PVCu windows, one a bay to the front aspect and one to the side aspect. There is an open wood feature staircase rising to the first floor accommodation

**Bedroom One**
A ground floor double bedroom with solid oak flooring, fitted wardrobes and PVCu patio doors leading out to the decked seating area. There are splendid woodlands views.

**Bedroom Two**
A further ground floor double bedroom to the rear of the property with PVCu window to rear aspect.

**Bathroom**
A partially tiled bathroom with tiled flooring. Comprising of: WC, wash basin, and a corner shower with glass doors. Benefiting from a chrome towel rail and two twin PVCu privacy windows to side aspect.

### First Floor;

**Landing**
Stairs rise from the living room to the first floor. A cupboard provides ample storage space and there is also a useful area that could make an ideal office space. Access to both bedrooms and shower room.

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

**Bedroom Four**
A double bedroom with PVCu window to front elevation

**Shower Room**
A useful shower room with cork flooring comprising of: WC, wash basin with tiled splashback and a corner shower cubicle with glass sliding doors. Benefiting from a chrome towel rail and Velux window.

**Exterior**
Set on a large plot and with gardens to three sides. To the front there is a paved driveway (with parking for up to three cars) leading up to a single garage. To the rear a large and enclosed gravelled area with mature shrubs and trees. A raised wood decked area leads out from the master bedrooms.

**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**

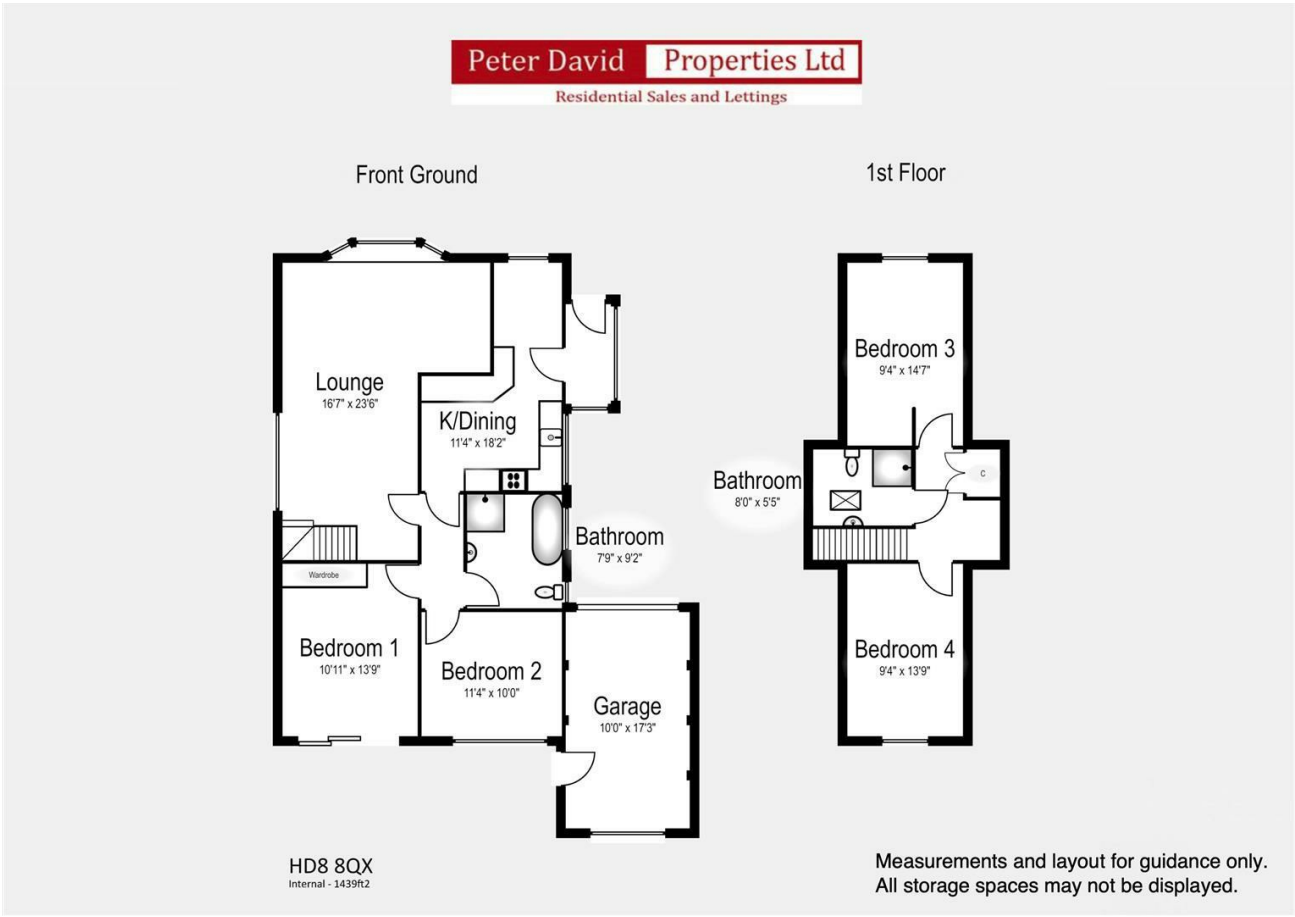
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

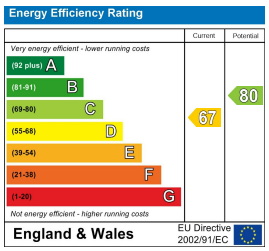
## Floor Plan

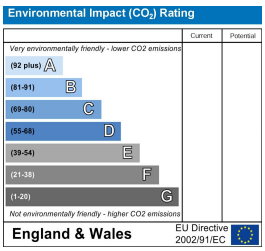



## Viewing

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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