

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Flat 2 Lindley Lodge, East Street

Lindley, Huddersfield, HD3 3ND

Offers in the region of £139,950



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## Entrance Hallway

Enter the property via a well maintained communal entrance into the property which is located on the ground floor. The entrance hallway features a wooden front door and provides access to the living room, bathroom and two bedrooms. A green carpet flows throughout and there is a large cupboard providing useful storage space.

## Living Room

A spacious living room offering plenty of natural light via a PVCu bay window to the front aspect. There is an electric feature flame fire with a marble surround and a green carpet flows throughout.

## Kitchen

Accessed from the living room is this useful, fully-tiled kitchen featuring white wooden matching wall and base units, laminate worktops and a composite sink and drainer with a chrome mixer tap. Integrated appliances comprise; an electric oven, an induction hob and an extractor fan. There is also space for a freestanding fridge/freezer and a washing machine (not included in the sale) There is a PVCu window to the front aspect overlooking pleasant communal gardens.

## Bedroom One

A double bedroom with a PVCu window to the rear aspect. A green carpet flows throughout.

## Bedroom Two

A single bedroom with a green carpet and a built-in storage cupboard. There is a PVCu window to the rear aspect.

## Bathroom

A fully tiled bathroom with a WC, hand basin and a bath with an overhead electric shower and folding glass screen. There is a carpet to the floor, a chrome towel rail and a mirror to the wall.

## Exterior

Externally the property benefits from well-maintained communal gardens to the front. To the rear of the property there is a single garage and an off-road parking for residents.

## 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



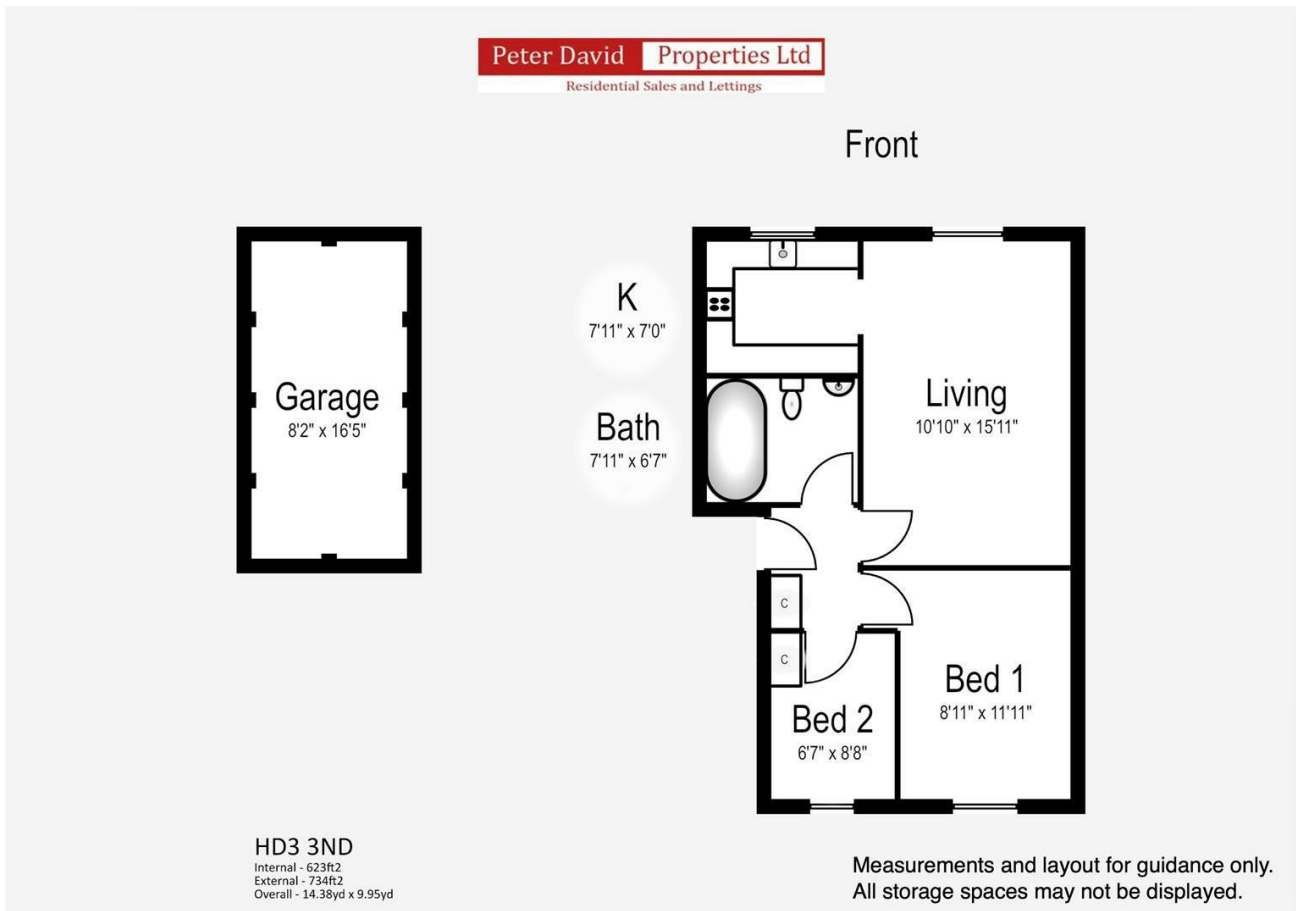
## Hybrid Map



## Terrain Map



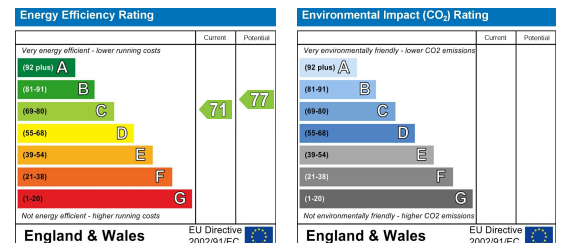
## Floor Plan



## 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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