Peter David Properties Ltd

Residential Sales and Lettings

80 Lindley Moor Road

Ainley Top, Huddersfield, HD3 3RT

£175,000

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Entrance Hallway
Enter the property via a composite door into the hallway. A neutral carpet flows up the stairs to the first floor accommodation. Access to the living room

Living Room
A spacious living room with an inglenook fireplace with a gas stove effect fire and wood surround. A PVCu bay window provides plenty of natural light. Access to the kitchen.

Kitchen Diner
An modern L-shaped kitchen diner with vinyl flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a gas hob, an extractor and a stainless steel sink and drainer. There are two free standing spaces for appliances, one with plumbing for a washing machine and ample space for a dining table. Benefiting from a pantry and two PVCu windows overlooking the rear garden.

Landing
A landing with PVCu privacy window to side aspect. Access to both bedrooms and house bathroom

Bedroom One
To the front of the property is this large double bedroom with fitted wardrobes. PVCu window to front elevation.

Bedroom Two
To the rear is a second double bedroom with PVCu window to rear elevation.

House Bathroom
A partially tiled house bathroom with vinyl flooring.

Comprising of: WC, a wash basin and a bath with an overhead shower. PVCu privacy window to rear elevation.

Exterior
To the rear of the property is a paved patio area and a concrete parking space for one car. There is access down the side to the front garden. To the front is a private and enclosed garden with a concrete pathway leading to the door and a lawn with herbaceous borders.

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.

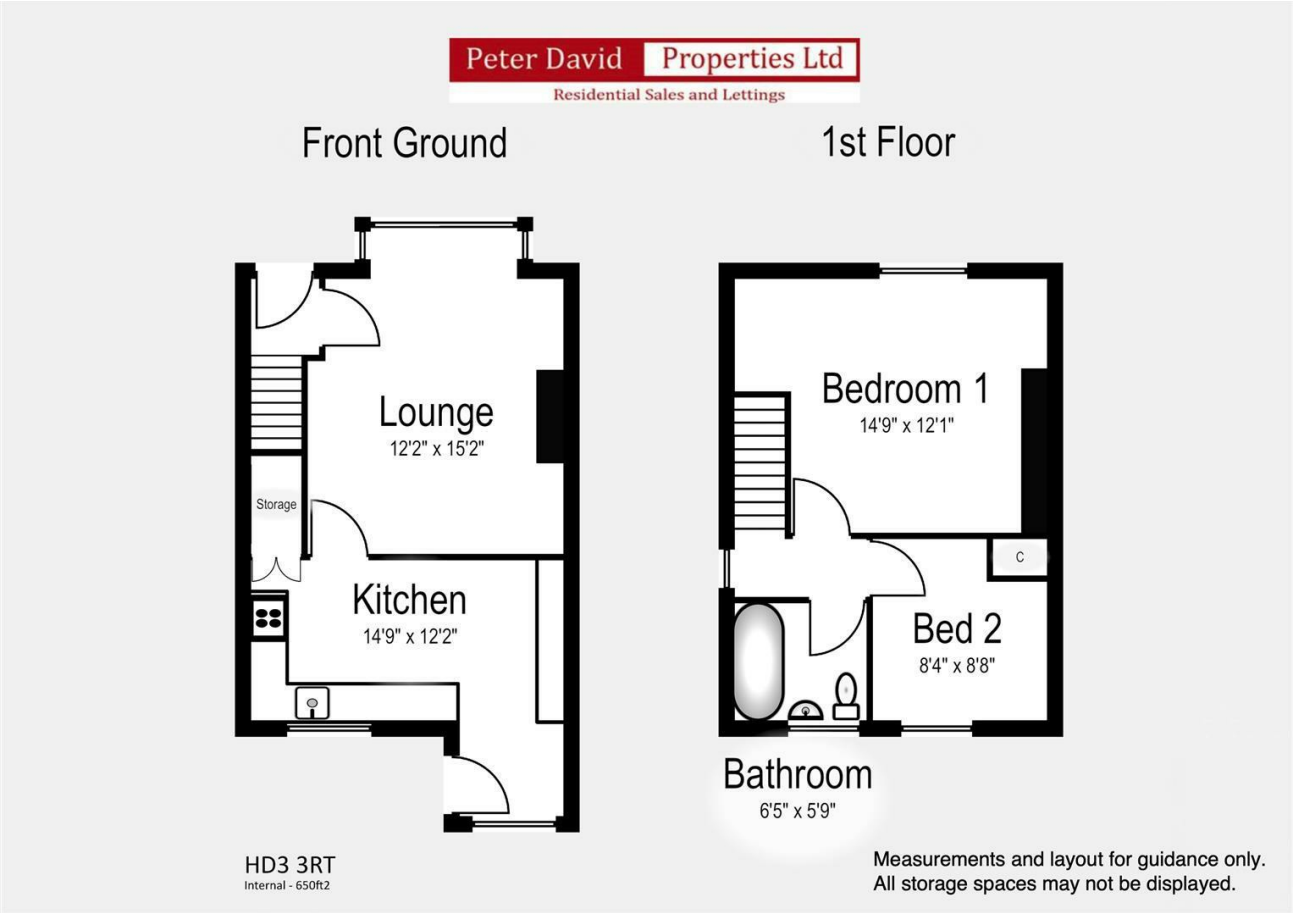
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

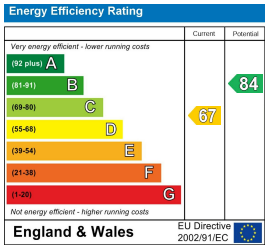
Floor Plan

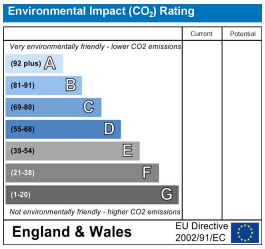


Viewing

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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