Peter David Properties Ltd

Residential Sales and Lettings

35 Dale View

Longwood, Huddersfield, HD3 4QX

Offers in the region of £187,500

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Ground Floor -

Entrance Hallway
Enter through a PVCu door into the entrance hallway featuring laminate wood flooring which flows throughout the ground floor. Access to kitchen/diner, ground floor WC and garage. Stairs rise to first floor accommodation.

Ground floor WC
A useful ground floor WC with corner hand basin.

Kitchen/Diner
A modern and stylish kitchen/diner comprising of; Cream matching wall and base units, laminate wood flooring and wood effect laminate worksurface. Stylish black brick effect splashbacks and stainless steel sink and drainer. Integrated appliances comprise of: a fridge, a dishwasher, an electric double oven, a gas hob and an extractor fan.
There is ample space for a dining table. This kitchen has an abundance of natural light from a PVCu window, a PVCu door and french doors leading out to the decorative rear garden.

First Floor -

Landing
A spacious landing providing access to the living room, and master bedroom. PVCu window to front aspect. Stairs to second floor accommodation.

Living Room
A spacious living room with an electric fire on a marble hearth and wood surround. Twin PVCu windows to front aspect

Master Bedroom
A spacious master bedroom with built in wardrobes. PVCu window to rear elevation.

En-Suite
A fully tiled en-suite comprising of WC, hand basin, and shower cubicle. Decorative linoleum flooring and PVCu privacy window to rear.

Second Floor -

Landing
Providing access to a further three double bedrooms, house bathroom and boarded loft.

Bedroom Two
A second large double bedroom with built in wardrobes. Two PVCu windows to front elevation.

En-Suite
A useful en-suite with WC, hand basin and shower cubicle. Linoleum flooring.

Bedroom Three
A further double bedroom with built in wardrobes and PVCu window to rear elevation.

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

House Bathroom
A partially tiled house bathroom with WC, hand basin, bath with overhead shower and linoleum flooring.

Exterior
Externally the property benefits from a private south facing garden with decorative patio and gravelled area

to the rear and to the front there is a driveway (with parking for one car) leading to a single integral garage with up and over door. The garage also benefits from electric and provides a small utility area with plumbing for a washing machine and stainless steel sink and drainer.

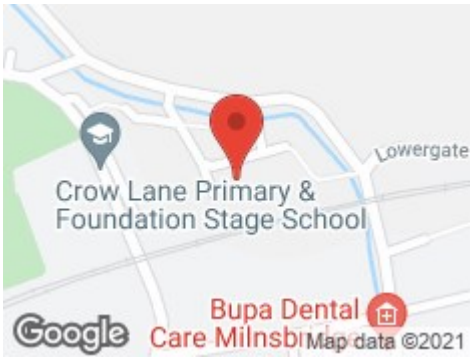
Mortgages

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

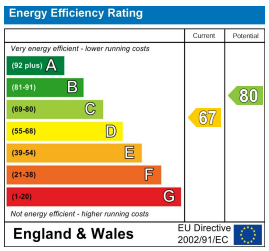
Terrain Map

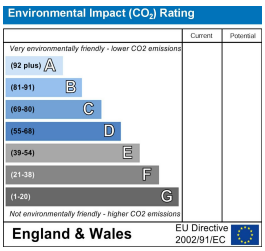
Floor Plan

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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5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk