Peter David Properties Ltd

Residential Sales and Lettings

# 49 Macaulay Road

Huddersfield, HD2 2US

**Price guide £122,500**

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Huddersfield, HD2 2US

## Price guide £122,500

### Entrance Hallway
The property is accessed via solid wood door into the entrance hallway. Laminate flooring flows throughout the ground floor. Access to downstairs WC, kitchen and living room

### Downstairs WC
A useful downstairs WC, with WC and hand basin. Tiled flooring and PVCu privacy window to the front aspect.

### Kitchen
The kitchen has cream matching wall and base units, tiled splashbacks, laminate work surfaces and laminate flooring. Integrated appliances consist of an electric oven, a gas hob and extractor. There is space for three free standing appliances. PVCu window to the front aspect.

### Living Room
The living room has laminate flooring, a walk in storage cupboard and PVCu patio doors leading out to the rear garden.

### Landing
Access to the loft, two bedrooms and house bathroom.

### Master Bedroom
A double bedroom with twin PVCu windows to front elevation. Benefiting from built in wardrobes and vinyl flooring.

### Bedroom Two
A further double bedroom with large PVCu window to rear elevation. Benefiting from a walk in storage cupboard.

### House Bathroom
A partially tiled bathroom with vinyl flooring and three piece suite comprising of: WC, hand basin and bath with overhead shower and glass screen.

### Exterior
To the rear of the property there is an enclosed lawned and paved area. To the front there is a paved and gravelled area with mature shrubs. There are two allocated parking spaces.

### 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.

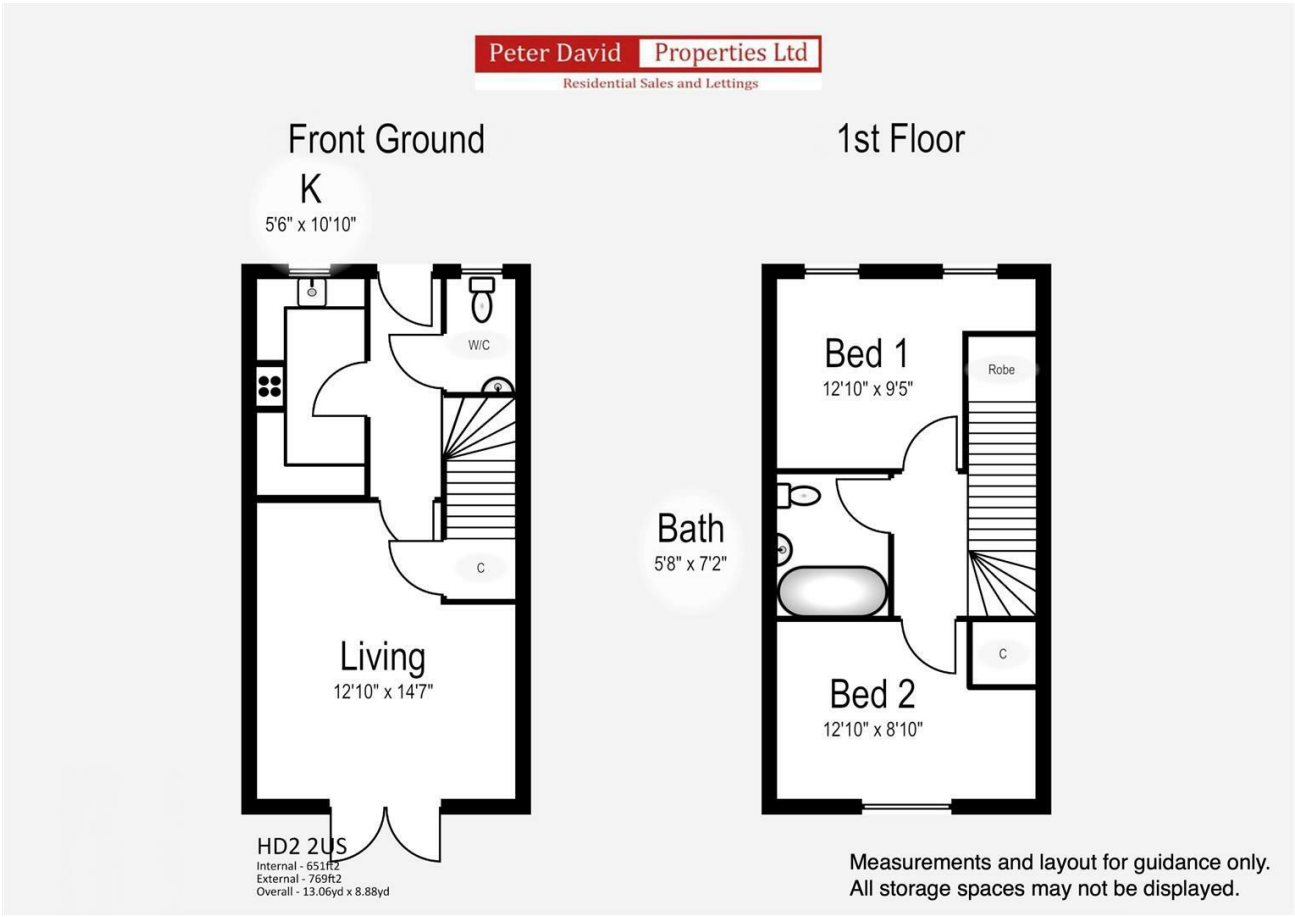
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

## Road Map

## Hybrid Map

## Terrain Map

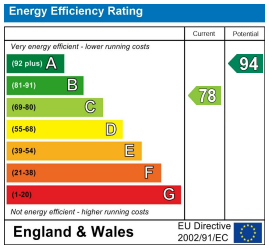
## Floor Plan

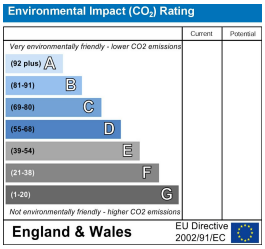



## Viewing

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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