Peter David Properties Ltd

Residential Sales and Lettings

535 Manchester Road

Linthwaite, Huddersfield, HD7 5QX

Offers in the region of £165,000

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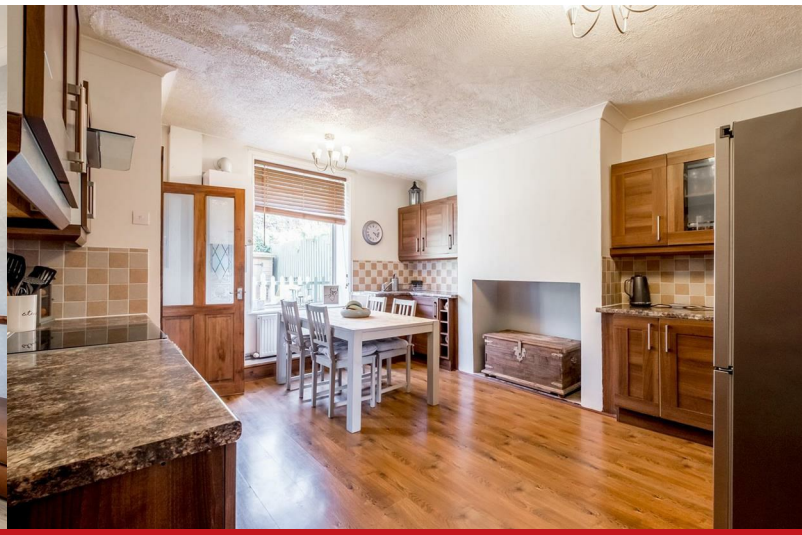

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Ground Floor -

Entrance Vestibule
Enter the property through a PVCu front door with frosted glass panel into the entrance hallway. There is a half glass paneled wooden door leading into the living room.

Living Room
A well appointed living room with a large PVCu window to the front aspect allowing plenty of natural light. A multi-fuel stove with wooden lintel and tiled hearth provides an attractive focal point to the room and there are double glass paneled doors leading into the kitchen/diner. Laminate flooring flows throughout.

Kitchen/Diner
A spacious kitchen/diner with matching, wooden wall and base units, mottled effect laminate worktops and tiled splash backs. Integrated appliances comprise of a dual oven with hob top and extractor fan. There is also a stainless steel sink and drainer and ample space for a fridge/freezer and a dining table. The room provides access to the cellar and the rear entrance vestibule.

Rear Entrance Vestibule
A PVCu door provides access to the rear garden and there are stairs rising to the first floor.

Lower Ground Floor -

Cellar
Stairs lead down to a vaulted cellar which provides useful storage and a utility area with plumbing for a washing machine and space for an additional freestanding appliance. There is also additional storage at the top of the cellar stairs.

First Floor -

Landing
A spacious landing providing access to all first floor bedrooms, house bathroom and study. There is also a built in cupboard offering additional storage. A neutral carpet flows throughout.

Master Bedroom
A tastefully decorated Master Bedroom with a large PVCu window to the front aspect offering splendid far reaching views across the valley.

Bedroom Two
A double bedroom with a PVCu window to the rear aspect and also benefiting from fitted wardrobes.

House Bathroom
A modern, partially tiled family bathroom with a three piece suite comprising a WC, wash basin and a bath with an overhead shower and glass screen. There is a PVCu privacy window to the rear, a chrome towel rail and a large built in cupboard. Additionally there are ceramic tiles to the floor, a wall mirror and a chrome towel shelf.

Study/Bedroom Three
This room could serve a variety of purposes from a study, a playroom or an additional single bedroom. There is a PVCu window to the front aspect.

Second floor -

Attic Room
A second staircase off the landing provides access to this large attic room featuring a wooden framed roof window. This room could be used to serve a variety of purposes such as a double bedroom, an office, a playroom.

Exterior

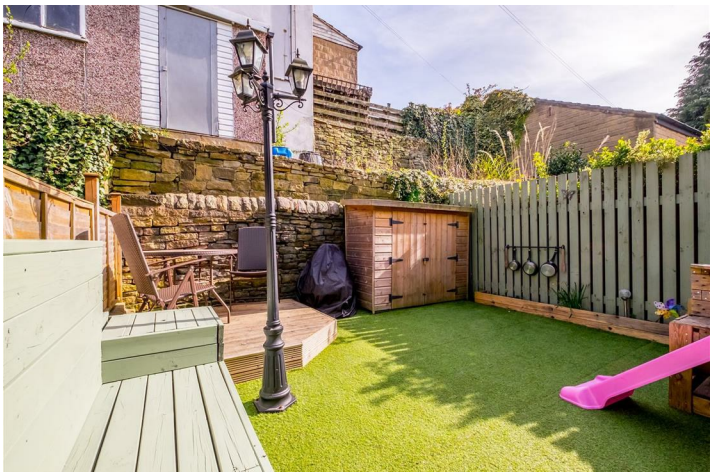
To the front of the property there is an elevated, enclosed patio area with steps leading up to the front door. The rear of the property boasts an attractive low maintenance garden with a patio, an enclosed space with artificial grass and a pleasant decked area.

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.

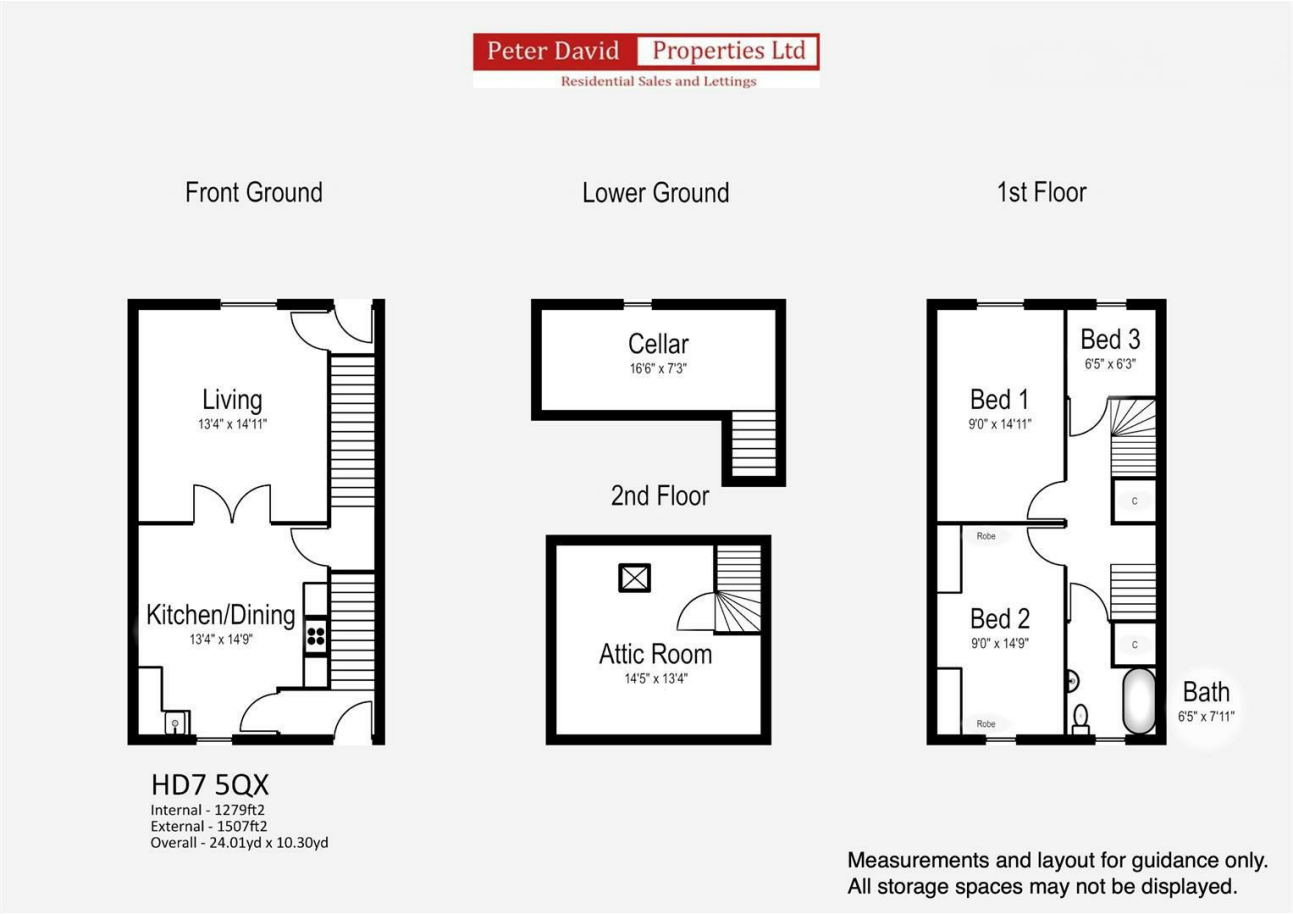


Road Map

Hybrid Map

Terrain Map

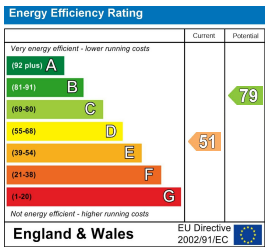
Floor Plan

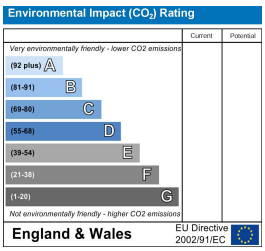


Viewing

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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