Peter David Properties Ltd

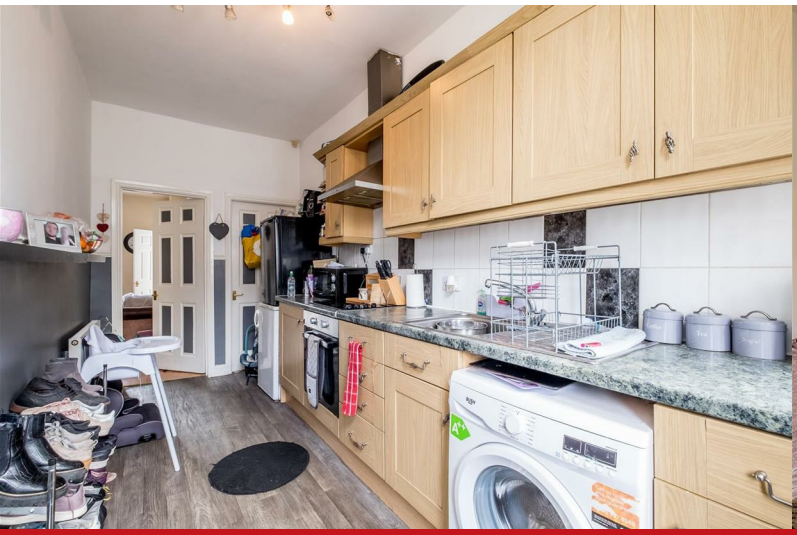
Residential Sales and Lettings

740 Manchester Road

Milnsbridge, Huddersfield, HD4 5SU

Offers in the region of £80,000

2 1 1 D



740 Manchester Road

Milnsbridge, Huddersfield, HD4 5SU

Offers in the region of £80,000

* ATTENTION INVESTORS * TWO BEDROOM END TERRACE * CLOSE TO HUDDERSFIELD TOWN CENTRE *

Peter David Properties are pleased to present to the open market this TWO bedroom end-terrace, ideal for an INVESTOR. Located close to HUDDERSFIELD TOWN CENTRE and within easy access to transport links and the M62 network to the surrounding cities of Manchester and Leeds, it is the perfect spot!

Briefly comprising: a kitchen, a living room, a rear entrance hallway, two bedrooms and a house bathroom. The property has a shared courtyard to the rear. Also benefiting from gas central heating and double glazing throughout, this is an ideal property for an investor or first time buyer.

There is an option for this to be sold with a sitting tenant, please contact the office for further details and to book a viewing.

Ground floor -

Kitchen
Enter the property via a PVCu front door into the kitchen benefiting from matching wall and base units, laminate worktops and tiled splash backs. There is a PVCu window to the front, a stainless steel sink and drainer and wood effect vinyl to the floor. Integrated appliances comprise; a ceramic hob, an electric oven and an extractor fan. There is also plumbing for a washing machine and space for an additional freestanding appliance. The kitchen provides access to the cellar (which runs the full length of the property) and the living room.

Living Room
A spacious living room with laminate flooring and a PVCu window to the rear aspect.

Rear Entrance Hallway
Accessed via a PVCu door from the rear, the rear entrance hallway provides access to the living room and has stairs to the first floor.

First floor -

Landing
Landing area providing access to the bedrooms and bathroom. There is also a loft hatch to the loft space and a useful storage cupboard.

Bedroom One
Double bedroom with a PVCu window to the rear elevation.

Bedroom Two
A single bedroom with a PVCu window to the front aspect.

Bathroom
A fully tiled bathroom with a WC, wash basin and bath with overhead shower. There is wood effect vinyl to the floor and a PVCu frosted window to the rear aspect.

Exterior
The property shares a large courtyard to the rear.

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

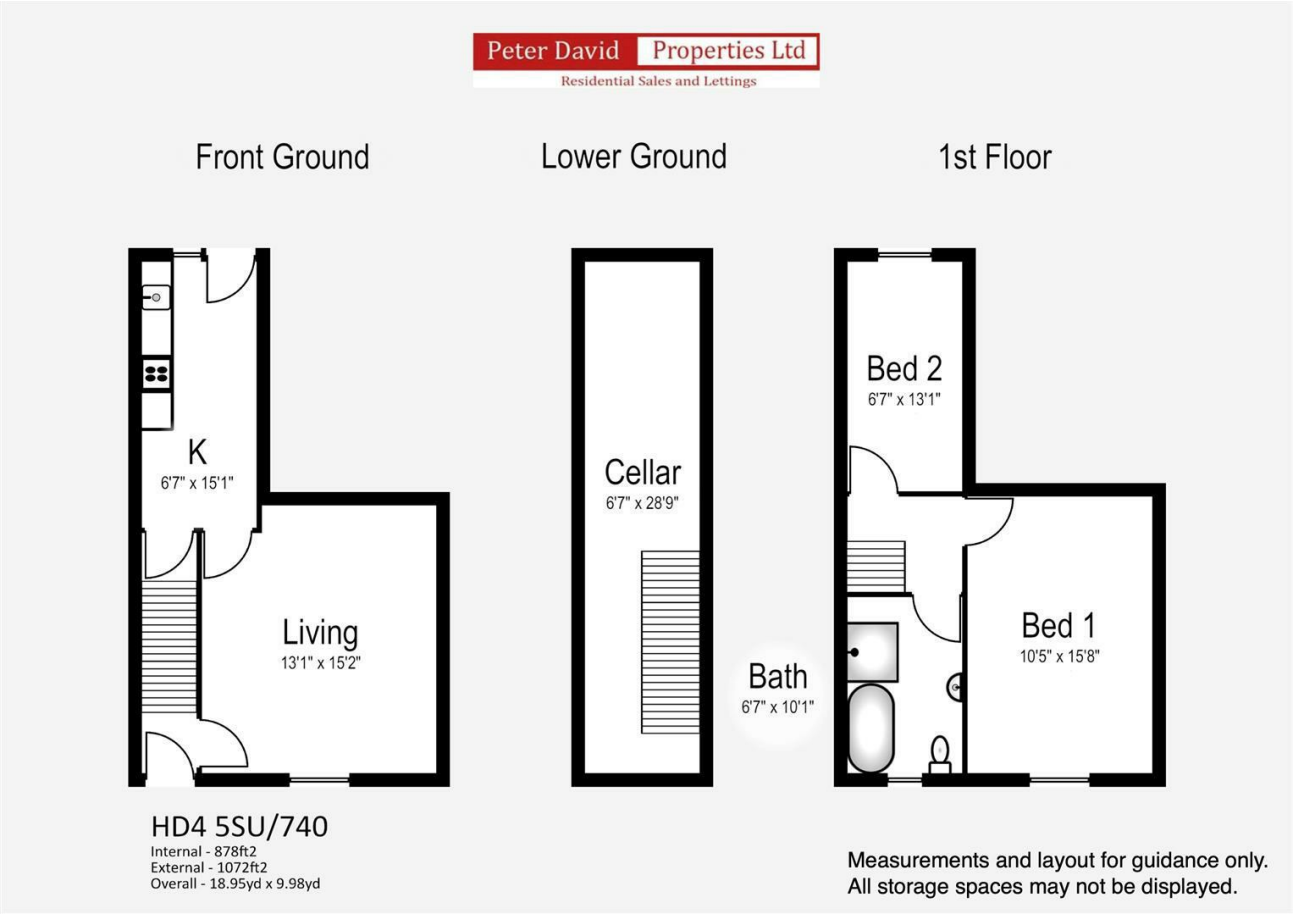
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

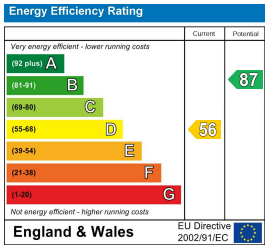
Floor Plan

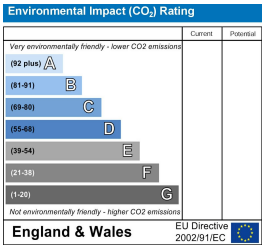


Viewing

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.

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