

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 622 New Hey Road

Mount, Huddersfield, HD3 3XJ

Offers in the region of £295,000



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## **Entrance Porch**

Enter through a PVCu door into a useful porch with tiled flooring. A wood door with a glass panel takes you into the hallway.

## **Hallway**

An L-shaped hallway with access to all rooms and stairs rising to the loft conversion. Benefiting from a walk in cloakroom.

## **Living Room**

A large living room with PVCu window to front aspect and PVCu patio doors into the conservatory providing plenty of natural light. A gas fire on a marble hearth with wood surround takes pride of place.

## **Open Plan Kitchen/Dining Room**

The hub of the home is this open plan kitchen dining room. The dining room has ample space for a dining table and benefits from a PVCu window to the rear. A useful walk in storage cupboard provides additional storage space.. An archway leads through to the kitchen with tiled flooring, matching hi-gloss wall and base units, tiled splashbacks, laminate work surfaces and a ceramic sink and drainer under a PVCu window into the conservatory. There is a free standing gas oven with gas hob and three free standing spaces for appliances, one with plumbing for a washing machine. PVCu window to side aspect and wood door with glass panel leads out to the conservatory.

## **Conservatory**

This conservatory has tiled flooring and provides splendid views to the front aspect.

## **Bedroom One**

A spacious double bedroom with fitted mirrored

sliding wardrobes and fitted dressing table with ample drawers. PVCu window to front aspect.

## **Bedroom Two**

To the rear of the property is a second double bedroom with fitted wardrobes. PVCu window to side aspect.

## **House Bathroom**

A fully tiled house bathroom with tiled flooring. Comprising of: WC, wash basin, bath and corner shower unit with glass panels and door. Twin PVCu windows to rear aspect.

## **Loft Conversion**

Paddle stairs rise from the hallway up to this spacious loft conversion (currently used as a bedroom). PVCu window to side aspect.

## **Exterior**

To the front of the property there is a long driveway (parking for up to eight cars) leading to a single detached garage with electrics. There are borders with mature trees and shrubs and a paved patio 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

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## Road Map



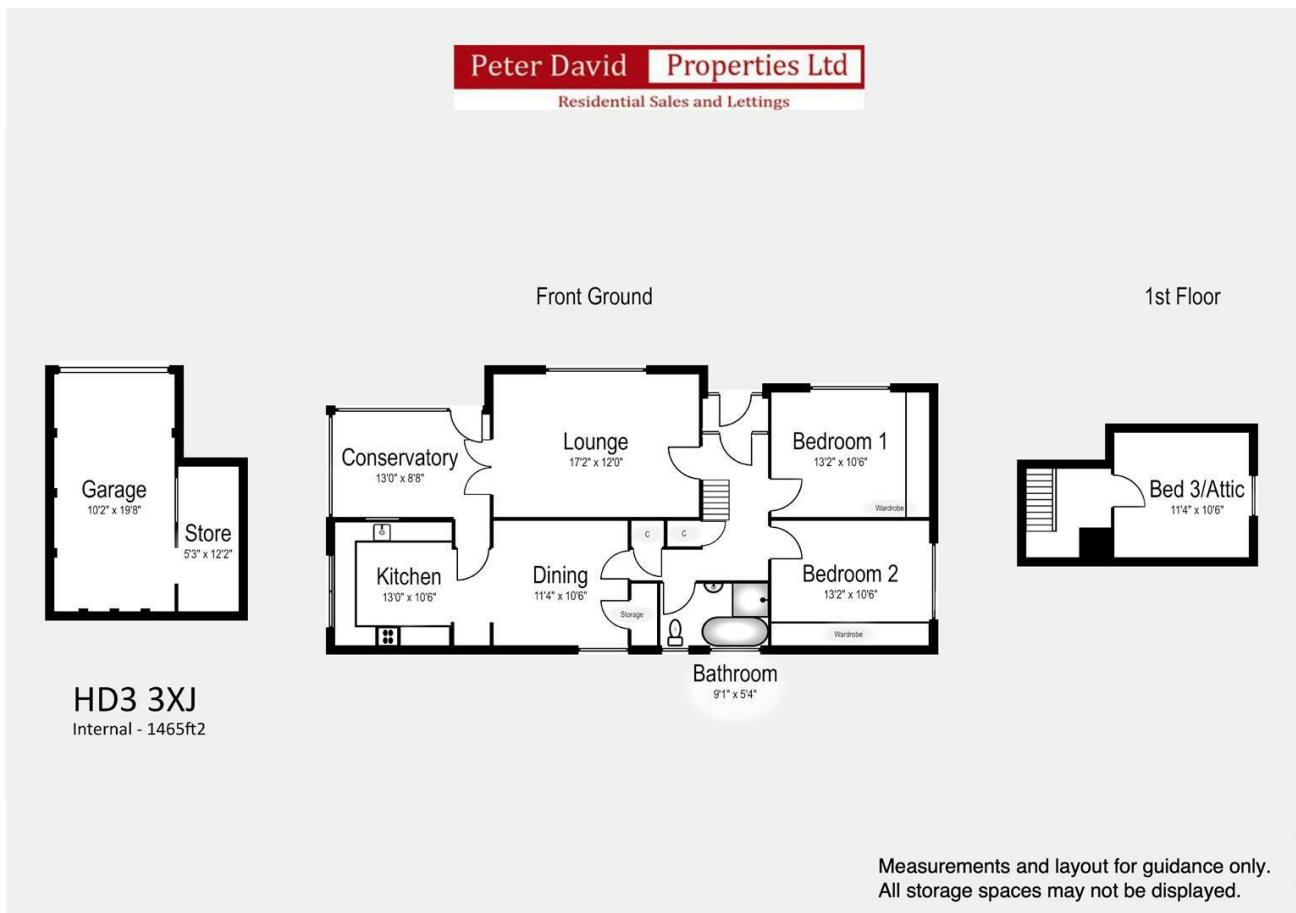
## Hybrid Map



## Terrain Map



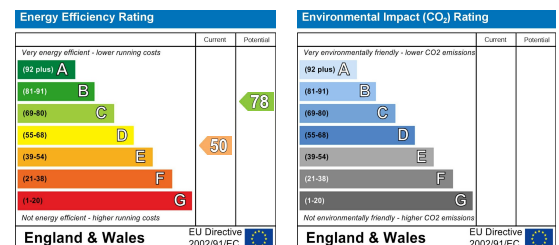
## Floor Plan



## 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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