

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 22 Dale View

Longwood, Huddersfield, HD3 4QX

Offers in the region of £150,000



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## Entrance Hallway

Enter through a PVCu door with ascending staircase and wood effect floor which flows through to the Utility room, Bedroom four/Office and WC. There is also an access door into the integral garage.

## Garage

Having electric/power points, space for a fridge freezer and tumble dryer.

## Utility Room

Located on the ground floor with a PVCu door leading to the rear garden. Wood base units and space for two additional free standing appliances.

## WC

Comprising of a WC and hand basin and a continuation of the wood effect floor from the entrance hallway.

## Bedroom Four / Office

Situated on the ground floor with PVCu patio doors into the garden this versatile room could be a additional double bedroom or office.

## Landing

Window to the front elevation, stairs rise to the second floor:-  
Access to the following:

## Kitchen

A generous kitchen-diner with wood effect matching wall and base units and black/grey marble tiled effect flooring. Comprising gas hob and extractor, Integral oven, fridge and stainless steel sink and drainer. There is an ample dining area with space for a large table and glass doors leading into the living room. Window to the front elevation.

## Living Room

Leading from the kitchen this generous size living room has a ample space with two windows to the rear elevation and views into the rear garden. Access to the living room can also be found through a door from the landing on the first floor.

## Landing

Access to the following:-

## Master Bedroom

A double bedroom with in-built wardrobes and window to the front elevation

## En-suite

A partially tiled modern En-suite comprising of a WC, shower cubicle, and hand basin. Stone tiled flooring and PVCu double glazed window to front elevation.

## Bedroom Two

A double bedroom with window to the rear elevation.

## Bedroom Three

Window to the rear elevation.

## House bathroom

A partially tiled house bathroom with three piece suite comprising of WC, hand basin and bath.

## Exterior

There is a tarmac driveway for two cars which leads to the single integral garage. To the rear a large enclosed area with a patio seating area and lawned garden.

## 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



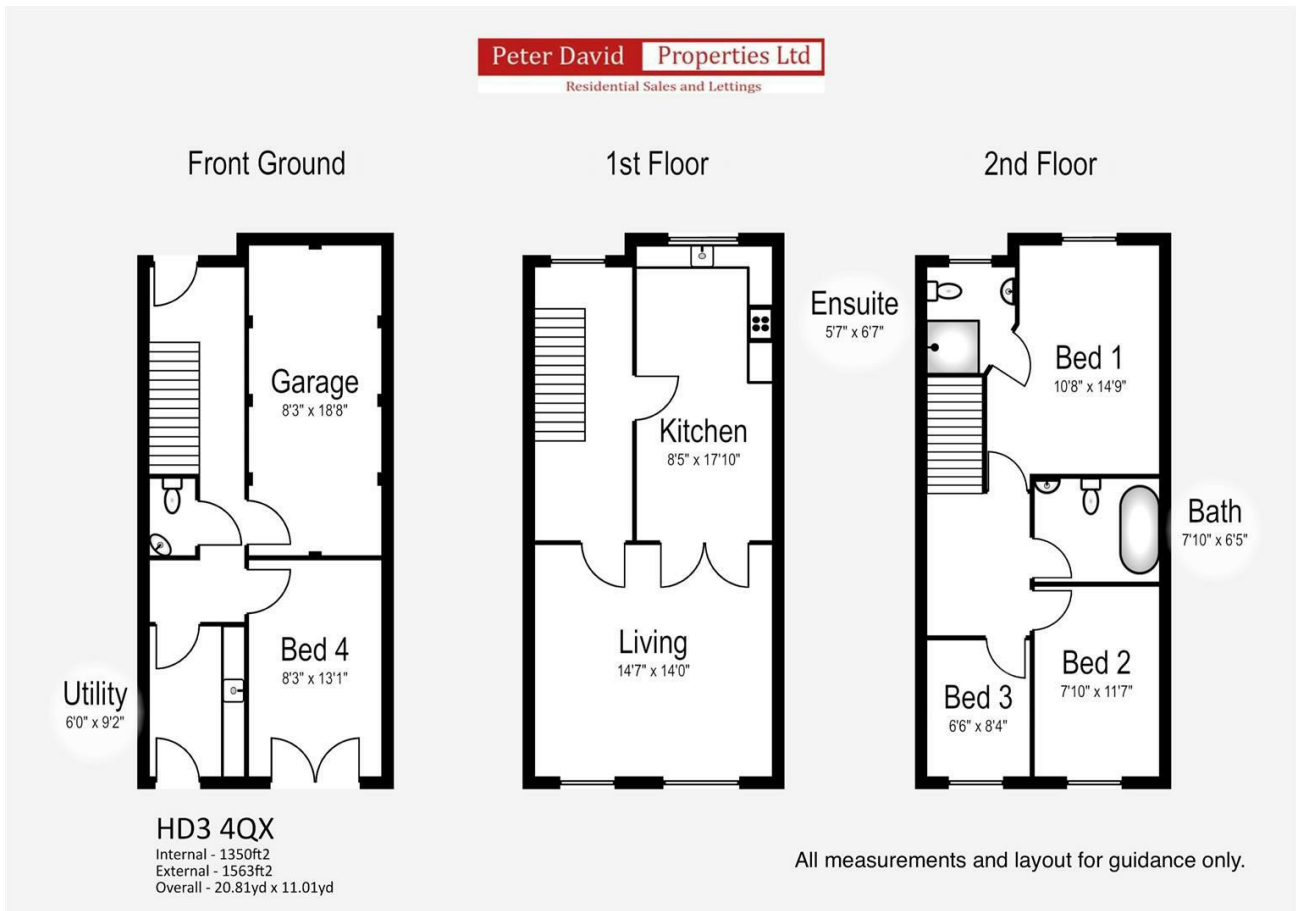
## Hybrid Map



## Terrain Map



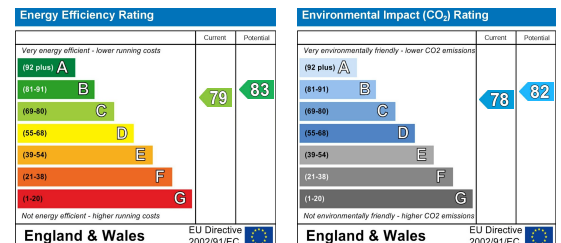
## Floor Plan



## 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.

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