

# Peter David

# Properties Ltd

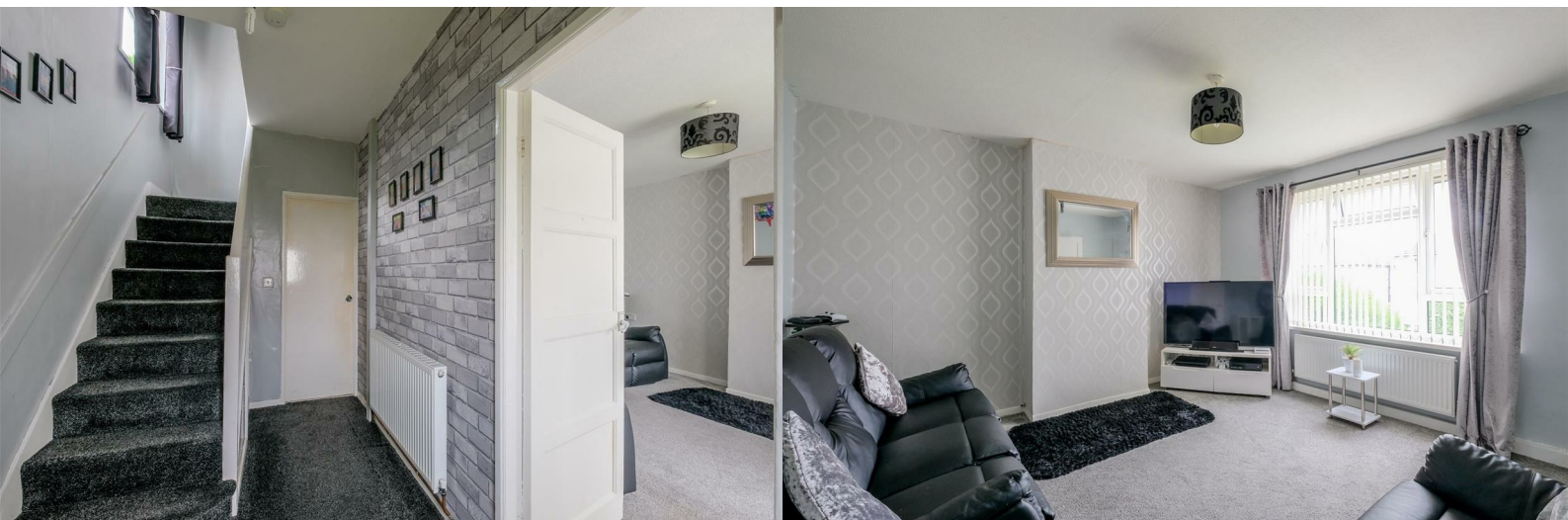
Residential Sales and Lettings



## 9 Halton Close

Almondbury, Huddersfield, HD5 8SB

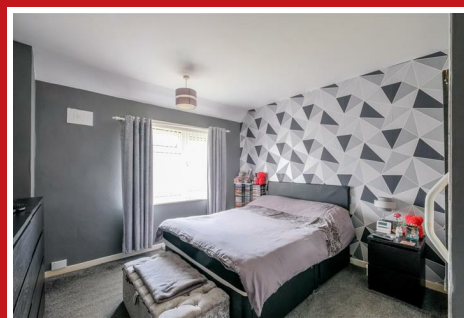
Asking price £130,000



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## Ground Floor -

### Entrance Hallway

Enter the property via a PVCu glass door with a privacy glass panel into the hallway. The hallway has a dark grey carpet which flows up the stairs. It provides access to the kitchen, dining room and living room, with stairs rising to the first floor accommodation.

### Living Room

A spacious living room with a light grey carpet and PVCu window to the front aspect.

### Kitchen

The kitchen has matching black wall and base units, marble effect vinyl work-surfaces, laminate flooring and a stainless-steel sink and drainer. There is a PVCu window to rear and a PVCu door providing access to the side aspect. The kitchen also benefits from a large storage cupboard, and a freestanding space for an appliance with plumbing for a washing machine.

### Dining Room

A second reception room with PVCu window to rear aspect and laminate flooring.

## First Floor -

### Landing

Access to three double bedrooms and a house bathroom. PVCu privacy glass window to side elevation.

### Master Bedroom

A generously sized master bedroom set to the rear of the property. PVCu window to the rear elevation overlooking the garden. Also benefitting from a storage cupboard.

### Second Bedroom

A second double bedroom set to the front of the property. PVCu window to front elevation. Also benefitting from a storage cupboard.

### Third Bedroom

A third small double bedroom set to the front of the property. PVCu to front elevation.

### Bathroom

A partially tiled house bathroom with laminate flooring. Comprising of: WC, wash basin and bath with overhead shower. PVCu privacy window to the side. Also benefitting from a storage cupboard.

### Exterior

The property has both front and rear gardens. To the rear is a large enclosed lawn benefitting from a garden shed. There is access down the left side of the property. To the front is a lawn also. On street parking is available.

### 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

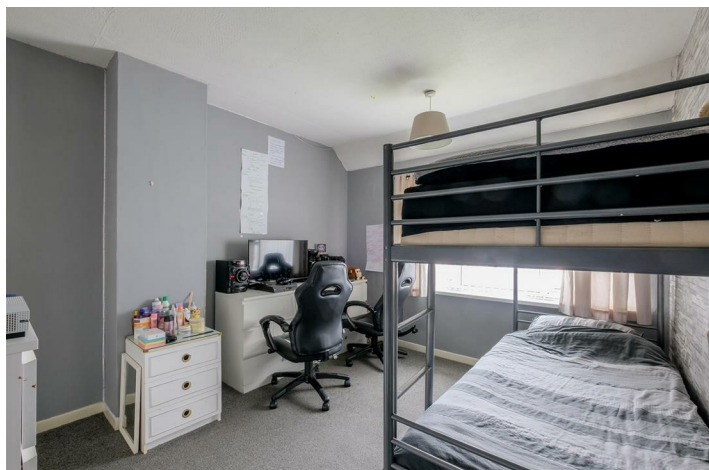
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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



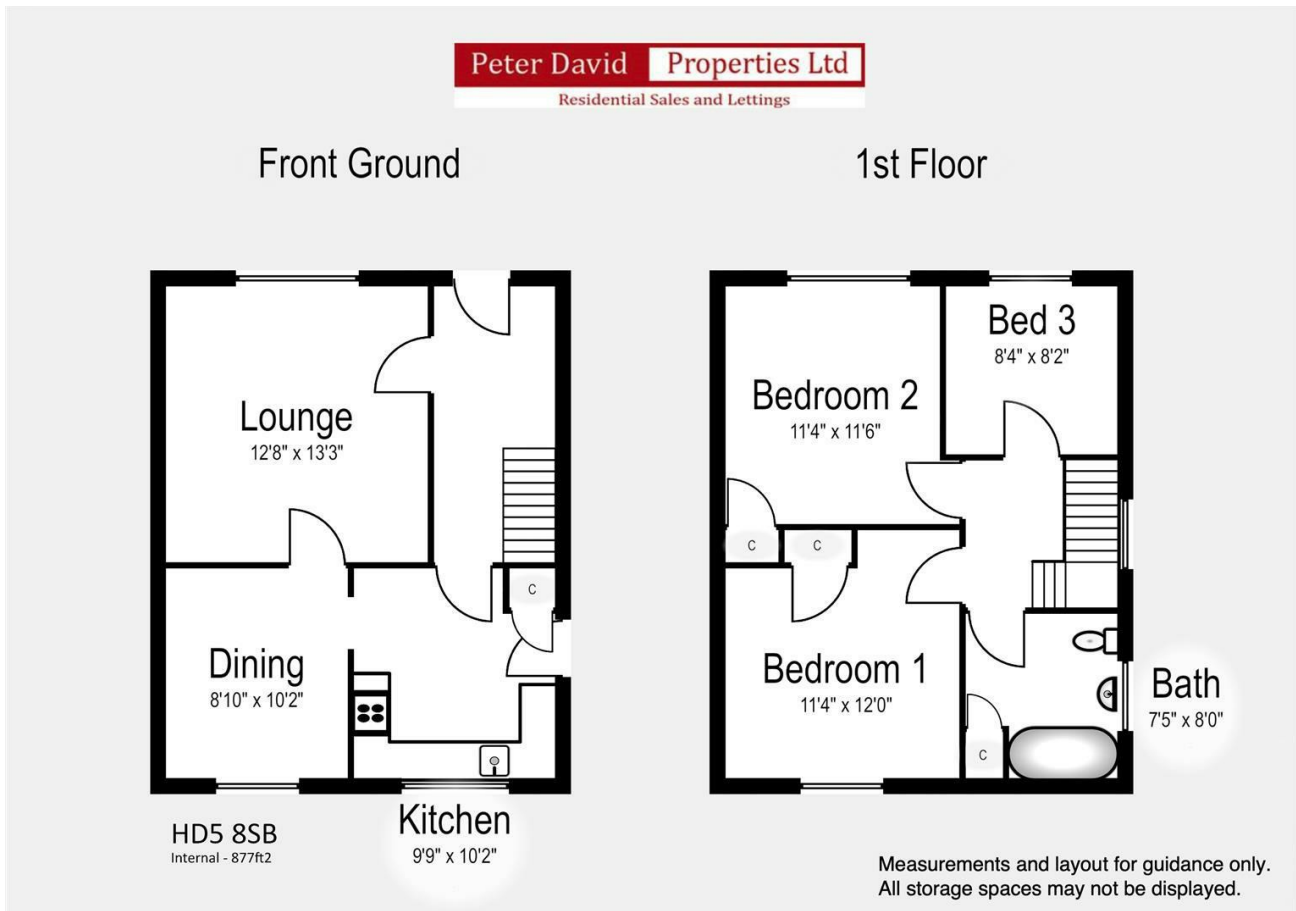
## Hybrid Map



## Terrain Map



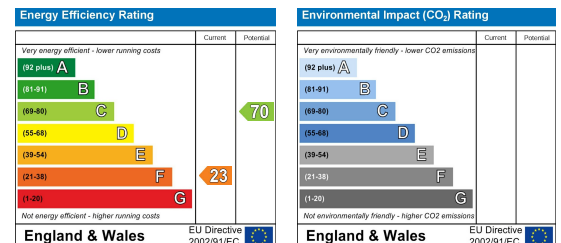
## Floor Plan



## 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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