

Peter David

Properties Ltd

Residential Sales and Lettings



5 Millfield Close

Lindley, Huddersfield, HD3 4DJ

Offers in the region of £169,950



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Ground Floor -

Entrance Hallway

Enter this property via a PVCu door into an entrance hallway. Providing access to the kitchen and living room with stairs rising to the first floor accommodation.

Living Room

A spacious through living room offering a dual aspect with a PVCu window to the rear and a large PVCu window to the front.

Kitchen

Set at the front of the property is this kitchen with wooden matching wall and base units, laminate worktops and tiled splash backs. Benefiting from a stainless steel sink and drainer, a pantry and under stairs storage. There is a PVCu window to the front aspect and a PVCu window to the side. There is access to the dining room.

Dining Room

A second reception room or dining room with exposed stone walls. Benefiting from PVCu patio doors leading out to the rear garden.

First Floor -

Landing

Providing access to both bedrooms and the house bathroom. There is a PVCu window overlooking the rear garden, and a large floor to ceiling storage cupboard.

Bedroom One

A spacious dual aspect double bedroom benefiting from a PVCu window to the front elevation and one to the rear elevation.

Bedroom Two

A second double bedroom with a fitted storage cupboard and a PVCu window overlooking the front garden.

House Bathroom

A spacious partially tiled house bathroom comprising of: a WC, a wash basin and a walk in shower cubicle with a glass screen. PVCu privacy window to rear elevation.

Exterior

The property sits on a substantial plot, benefiting from front and rear gardens. To the front is a spacious lawn with a privet hedge and a paved pathway to the front door. To the rear is a large fully enclosed south facing garden, and a single detached garage. Additionally the property boasts a tarmacked driveway providing off-road parking for up to three cars.

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.

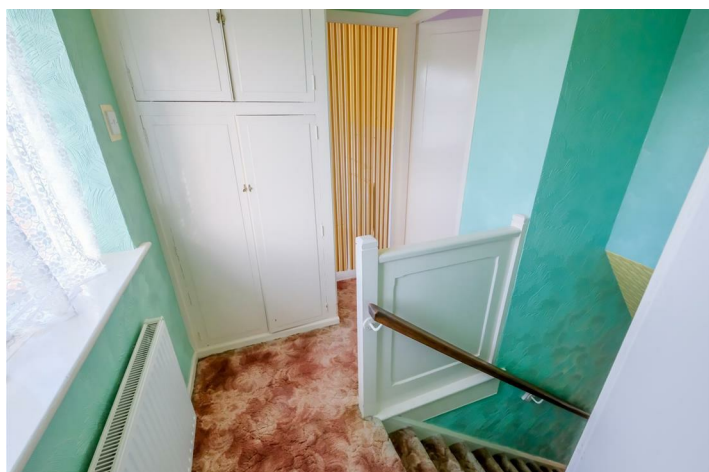
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you,

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



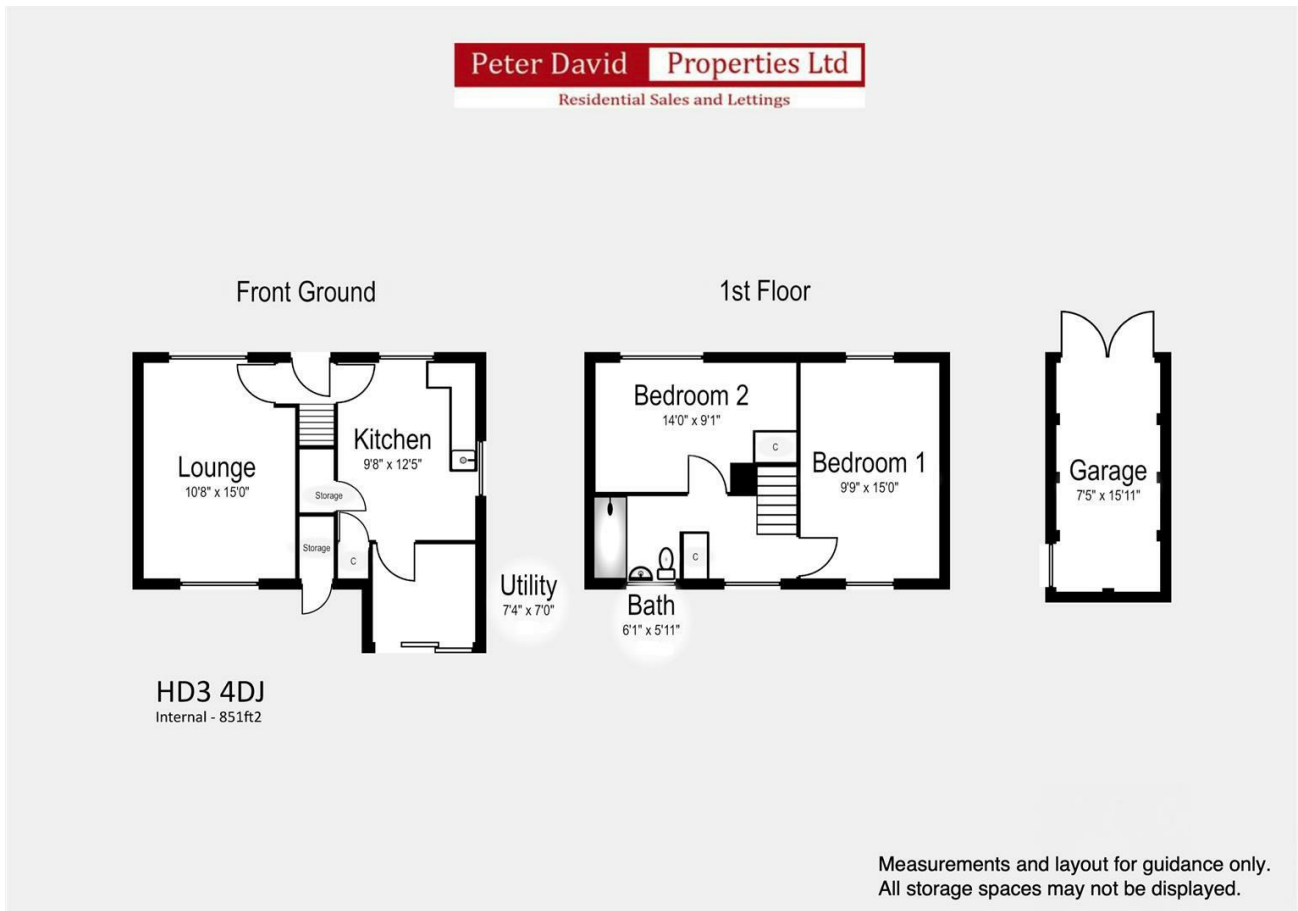
Hybrid Map



Terrain Map



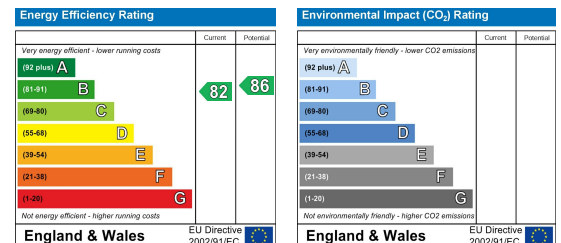
Floor Plan



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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