Peter David Properties Ltd

Residential Sales and Lettings

29 Flugel Way

Lindley, Huddersfield, HD3 3HQ

Offers in the region of £145,000

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Entrance Hallway
Enter the property through a solid wood door into this entrance hallway which provides a luxury thick pile carpet. There is a large useful storage cupboard and access to all bedrooms, bathroom and living/kitchen.

Living Room
A spacious living room providing an open aspect to the Kitchen. Allowing plenty of natural light through a PVCu window to the side elevation and patio doors to a Juliet balcony. This room also benefits from a neutral luxury thick pile carpet and contemporary radiator.

Kitchen
A brand new luxury and modern kitchen with matt handleless wall and base units, solid wood worksurfaces, tiles splashbacks and vinyl wood effect flooring. Integrated appliances comprise of a gas oven, an electric hob, a filter extractor fan, a fridge freezer and a washing machine. There is a black resin sink and drainer which sits under a PVCu window overlooking the side aspect.

Bedroom One
A spacious double bedroom with a luxury thick pile neutral carpet and fitted wardrobes. PVCu to front elevation.

Bedroom Two
A second bedroom again with luxury thick pile neutral carpet, free standing wardrobes with sliding doors and PVCu window to front aspect.

Bathroom
A partially tiled bathroom with WC, a large wash basin set in a vanity unit with waterfall tap and a large walk in shower cubicle with a multi functioning waterfall shower. Again there has been no compromise on quality with the ceramic tiles to the floor and feature wall tiles, chrome radiator and LED wall cabinet with Bluetooth speakers.

Exterior
Externally there are communal gardens surrounding the apartments with a playground. An allocated parking space and additional visitor spaces. Intercom system.

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.

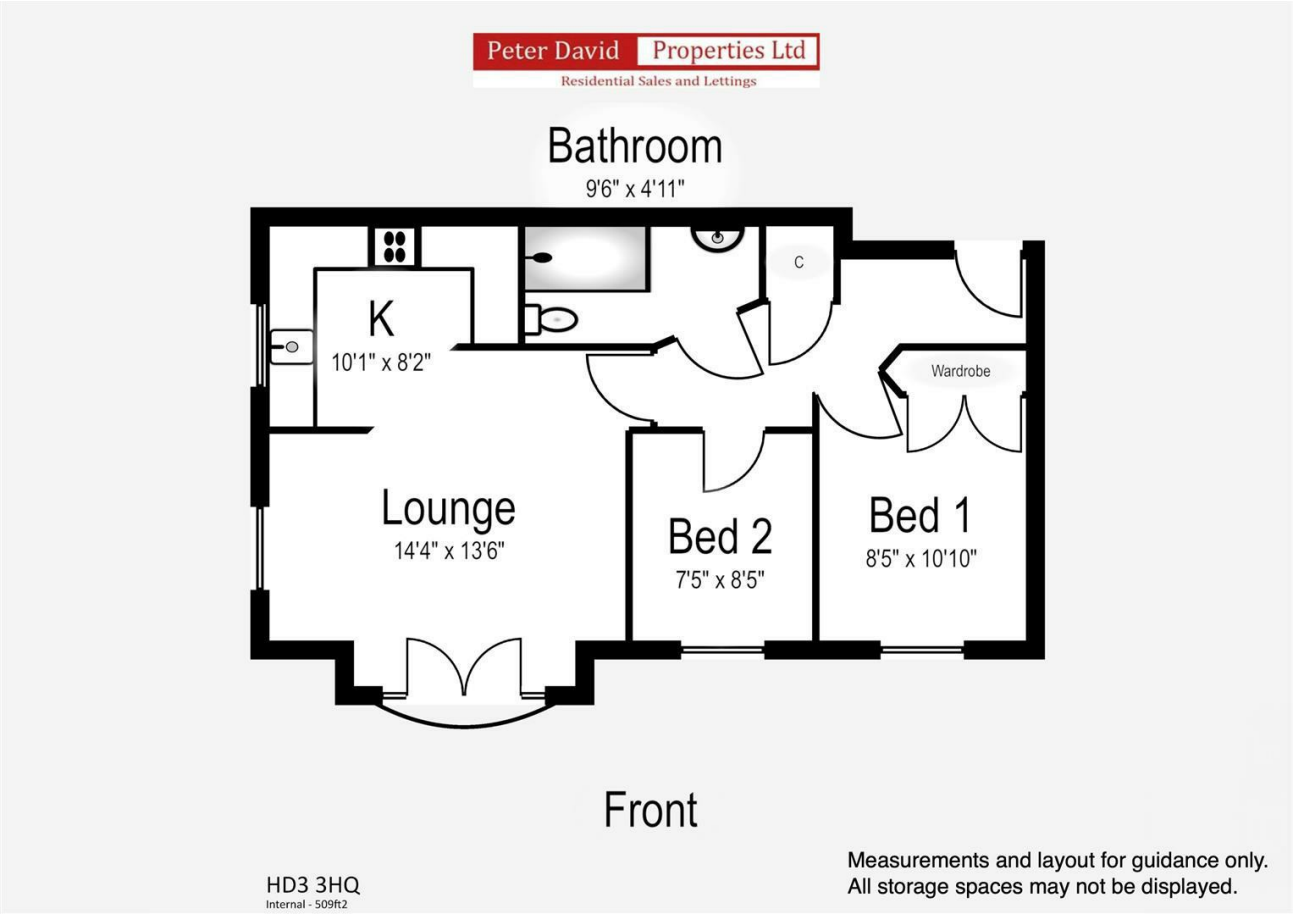
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH 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

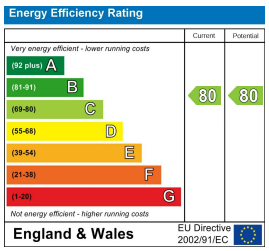
Floor Plan

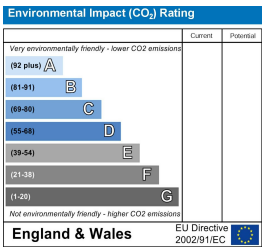


Viewing

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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