

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 4 Cutter Close

Lindley, Huddersfield, HD3 3WY

Offers in the region of £250,000



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## Entrance Hallway

Access this stylish property via a composite door. Stairs rising to first floor accommodation and access to living room.

## Living Room

A modern and spacious living room with PVCu window to front aspect. Access to the kitchen diner.

## Kitchen/Diner

A modern kitchen diner with vinyl flooring, white matching wall and base units and laminate work surfaces. Integrated appliances comprise of: an eye level double electric oven, a gas hob with stainless steel splashback, an extractor, a dishwasher, a fridge/freezer and a washing machine. There is ample space for a dining table. PVCu window to rear aspect and PVCu patio doors leading out to the rear garden. Benefiting from a large under stairs storage cupboard.

## Ground floor WC

Off the kitchen is this useful downstairs WC with vinyl flooring. Comprising of: WC and wash basin with tiled splashback. Benefiting from a mirrored wall cabinet.

## Landing

A light and spacious landing providing access to all bedrooms and house bathroom. There is a fully boarded loft with ladder.

## Master Bedroom

To the front of the property is the master bedroom with fitted wardrobes. PVCu window to front elevation and access to the en-suite.

## En-Suite

A partially tiled en-suite with vinyl flooring comprising

of: WC, wash basin, and corner glass shower cubicle. Chrome towel rail and PVCu window to front elevation.

## Bedroom Two

A double bedroom with PVCu window to rear elevation.

## Bedroom Three

A single bedroom with PVCu window to rear elevation

## House Bathroom

A partially tiled house bathroom with vinyl flooring. Comprising of: WC, wash basin, bath with overhead shower and glass screen.

## Exterior

To the rear of the property is an enclosed garden with a large lawned area and patio. To the front there is a driveway with parking for two 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



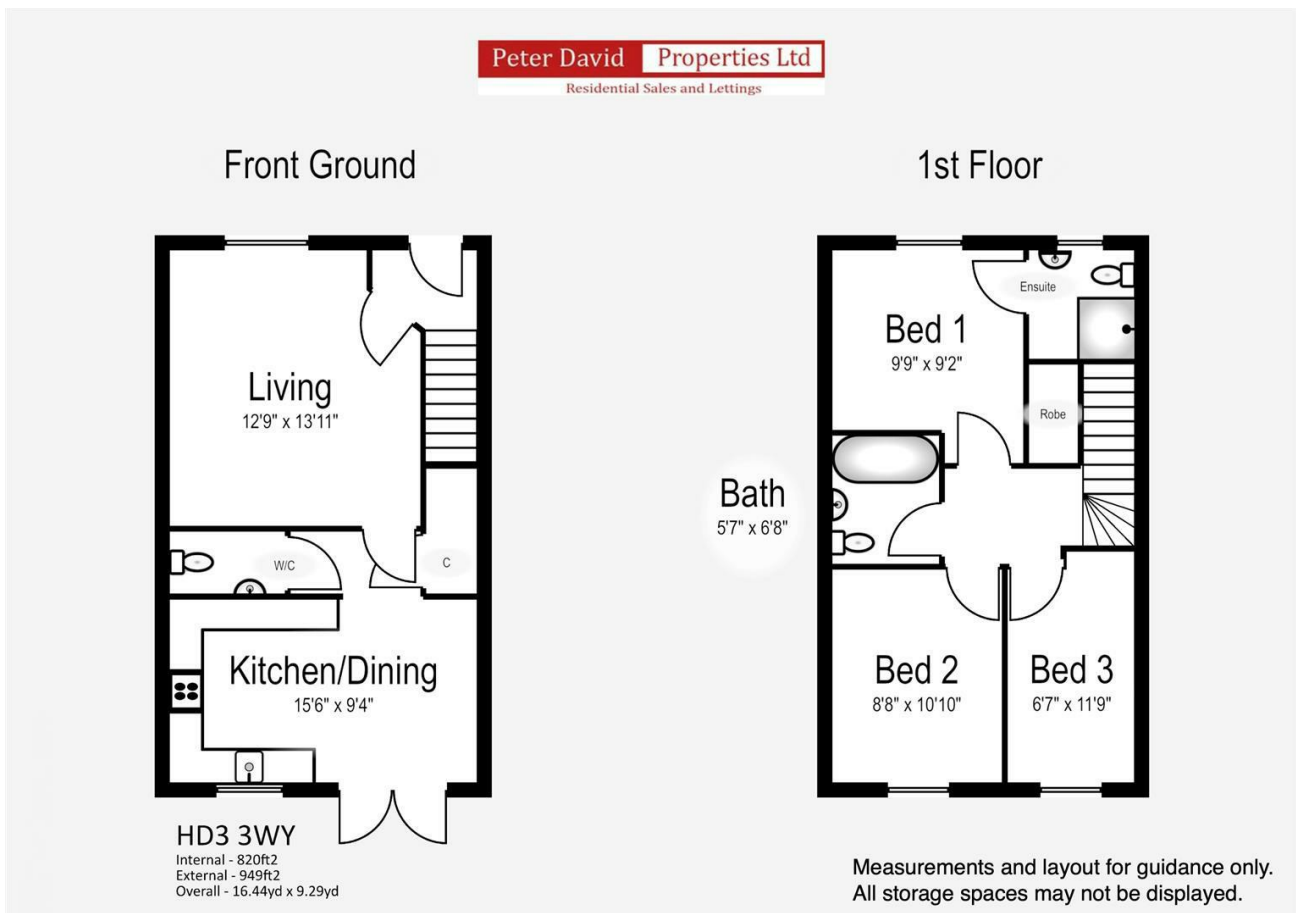
## Hybrid Map



## Terrain Map



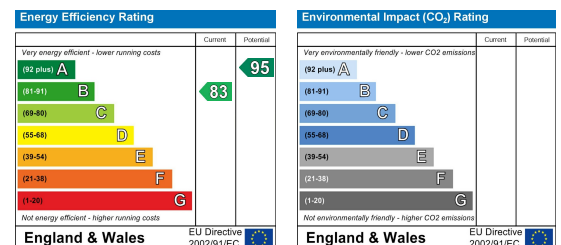
## Floor Plan



## 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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