

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 7 Hurstwood

Deighton, Huddersfield, HD2 1LR

Offers in the region of £159,950



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## Entrance Hallway

Enter the property via a PVCu door into the hallway. Access to the living room and kitchen diner. Stairs rise to first floor accommodation.

## Kitchen/Diner

To the rear of the property is this kitchen/diner with vinyl flooring, wood matching wall and base units, laminate worksurfaces and tiled splashbacks. There is a free standing double electric oven with an electric hob and a stainless steel sink and drainer under a PVCu window overlooking the rear garden. There are two free standing spaces for appliances, one with plumbing for a washing machine. Benefiting from ample space for a dining table, a walk in pantry and storage cupboards. A further PVCu window to the rear, provides plenty of natural light. Glass doors give access to the living room.

## Living Room

To the front of the property is the living room with a back boiler gas fire on a tiled hearth and surround. PVCu bay window to front aspect.

## Landing

Carpeted stairs rise to the first floor with a PVCu window to side elevation. Access to all bedrooms and house bathroom.

## Bedroom One

To the front of the property is a spacious double bedroo with mirrored sliding fitted wardrobes across one wall. PVCu window to front aspect.

## Bedroom Two

To the rear a second double bedroom with PVCu window to rear elevation.

## Bedroom Three

A single bedroom with PVCu window to front aspect.

## House Bathroom

A partially tiled house bathroom with vinyl flooring. Comprising of WC, a wash basin and a bath with overhead electric shower. PVCu privacy window to rear.

## Exterior

This property sits on a large plot and has the potential to extend to the rear and side (STPP). To the front is an enclosed garden with a lawn, herbaceous borders and a tarmac driveway (off road parking for three cars) leading to a single detached garage with a side sun room. To the rear is an enclosed garden with a lawn, mature trees and a tarmac patio area.

## 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



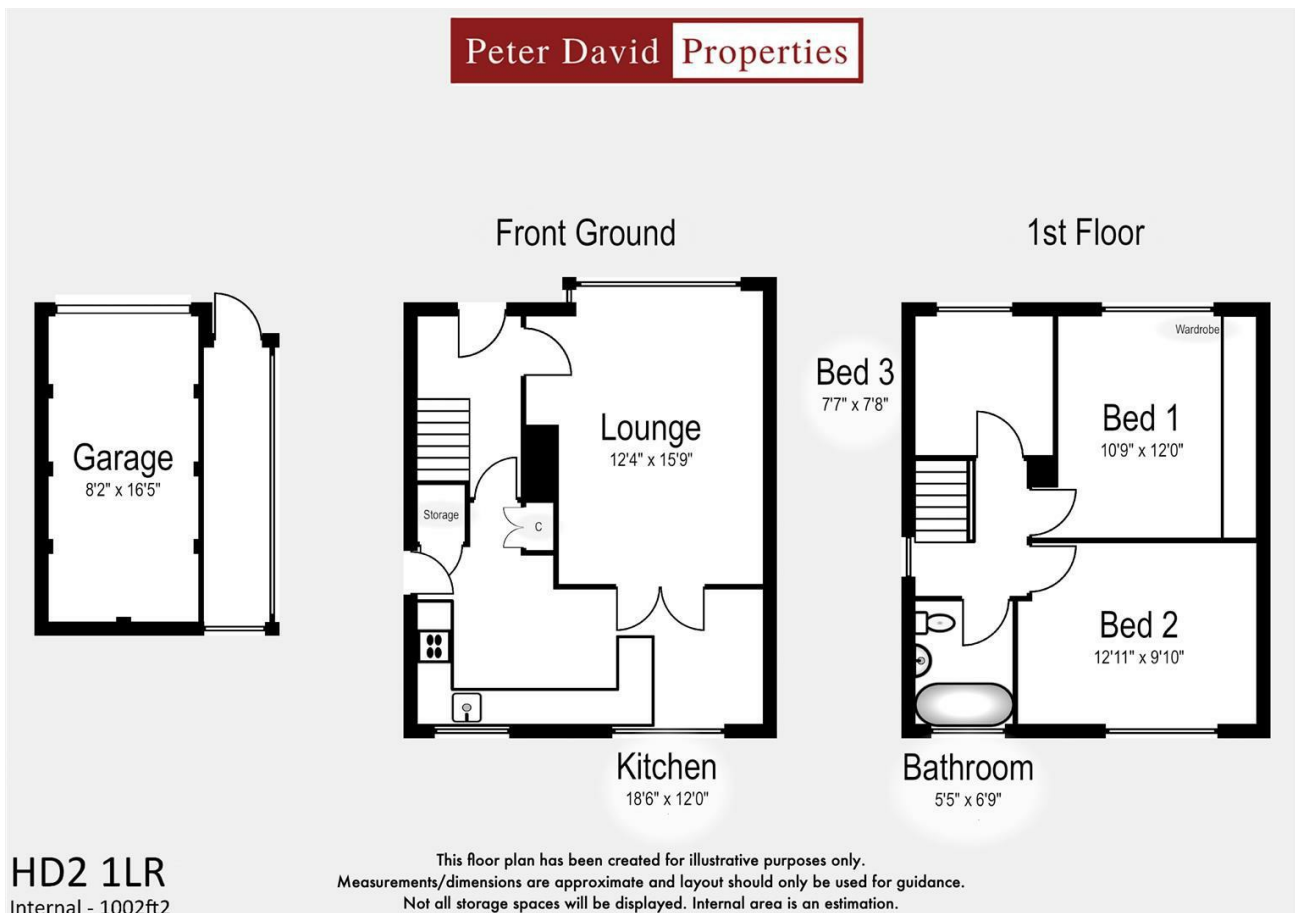
## Hybrid Map



## Terrain Map



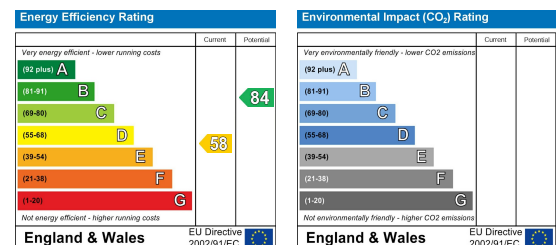
## Floor Plan



## 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk