

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 10 Hazel Grove

Fixby, Huddersfield, HD2 2JP

Offers over £270,000



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## Entrance Hallway

Enter the property via a PVCu door with PVCu frosted window to the side into this spacious hallway. Stairs rise to first floor accommodation. Access to kitchen and living room.

## Living Room/Dining Room

A large through living/dining room with dual aspect PVCu windows. There is a tiled fireplace and hearth with gas fire.

## Kitchen

This kitchen is to the rear of the property and needs a full renovation. PVCu window to rear garden. A walk in pantry with frosted PVCu window and PVCu door to side entrance.

## Landing

Carpeted stairs rise to the first floor. PVCu window to side elevation

## Bedroom One

A large double bedroom with PVCu window to front aspect.

## Bedroom Two

To the rear of the property there is a second double bedroom with PVCu window to rear garden.

## Bedroom Three

A spacious single bedroom with PVCu window to front aspect.

## House Bathroom

A partially acrylic panelled bathroom with WC, a wash basin and a large double electric shower with glass screen. PVCu privacy window to rear elevation

## Exterior

To the front of the property there is an enclosed garden with a privet hedge, lawn and patio area. There is a block paved driveway (with parking for four cars) leading to a single detached garage. To the rear of the property there is a private and enclosed large tiered lawned area and a paved patio area.

## Mortgages

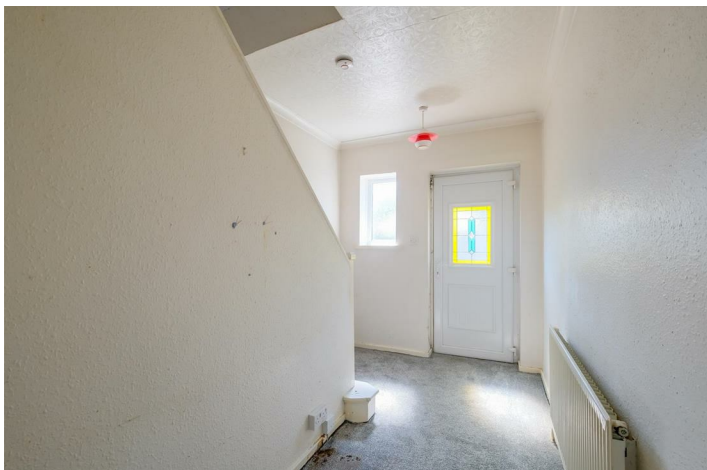
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## 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



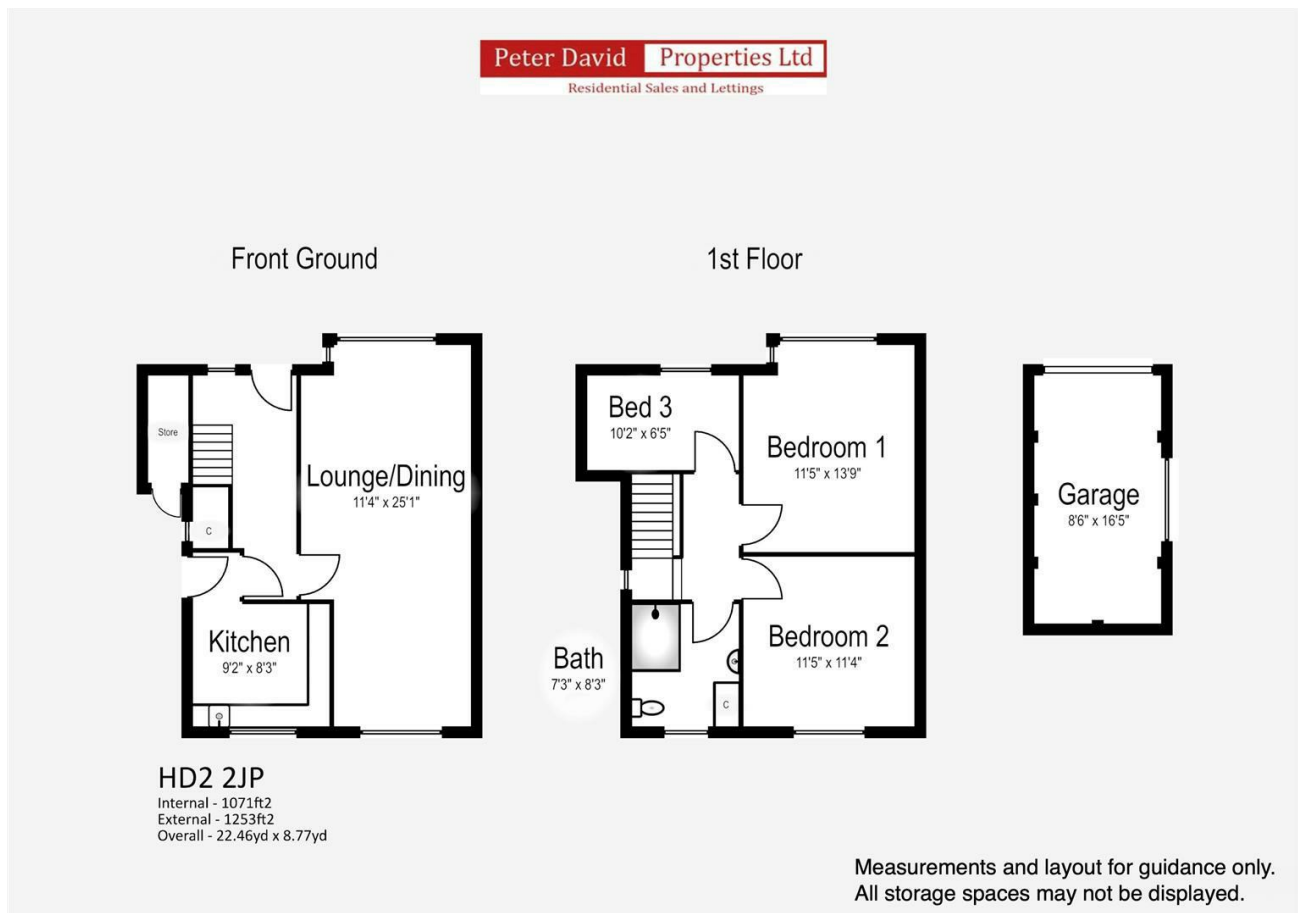
## Hybrid Map



## Terrain Map



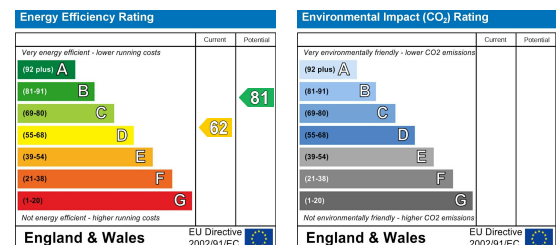
## Floor Plan



## 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.

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