Peter David Properties Ltd

Residential Sales and Lettings

# 23 Kew Hill

Lindley Moor, Huddersfield, HD3 3SY

**Offers in the region of £160,000**

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### Ground Floor -

### Entrance Vestibule
Enter the property through a PVCu door. Access to the living room with stairs rising to first floor accommodation.

### Living Room
A spacious living room with a gas fire on a marble hearth and wood surround. Dual aspect PVCu windows to the front and rear allowing plenty of natural light. Stairs lead down to kitchen/diner and stairs rise to first floor accommodation. Splendid views to the rear aspect.

### Lower Ground Floor -

### Kitchen / Diner
A spacious kitchen diner with vinyl flooring, matching wall and base units, complemented by laminate work surfaces and a stainless steel sink and drainer. Integrated appliances include a electric oven, an electric hob and an extractor fan. There are two free standing spaces for appliances. There is ample spaces for a dining table and there is a useful walk in storage cupboard. PVCu patio doors leading out to the rear garden. Access to the utility room.

### Utility
A useful utility with matching wall and base units, vinyl flooring and laminate work surfaces. There is one free standing space which has plumbing for a washing machine. Access to the WC.

### W/C
A partially tiled WC with vinyl flooring. Comprising of: WC and a wash basin.

### First floor -

### Landing
Access to all bedrooms and the house bathroom. PVCu to rear aspect.

### Bedroom One
A generous double bedroom with PVCu to front elevation.

### Bedroom Two
A single bedroom with a woodern fitted bed base or desk. . PVCu to front elevation.

### House Bathroom
A partially tiled house bathroom compromising of: a WC, a wash basin and a bath with overhead shower. PVCu window to rear elevation.

### Exterior
To the rear of the property is a paved area ideal for use as a garden or parking for two cars. To the front of the property is an enclosed 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

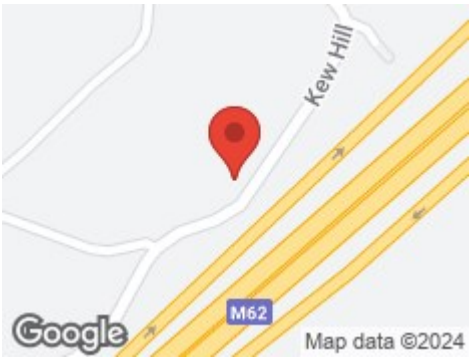
general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

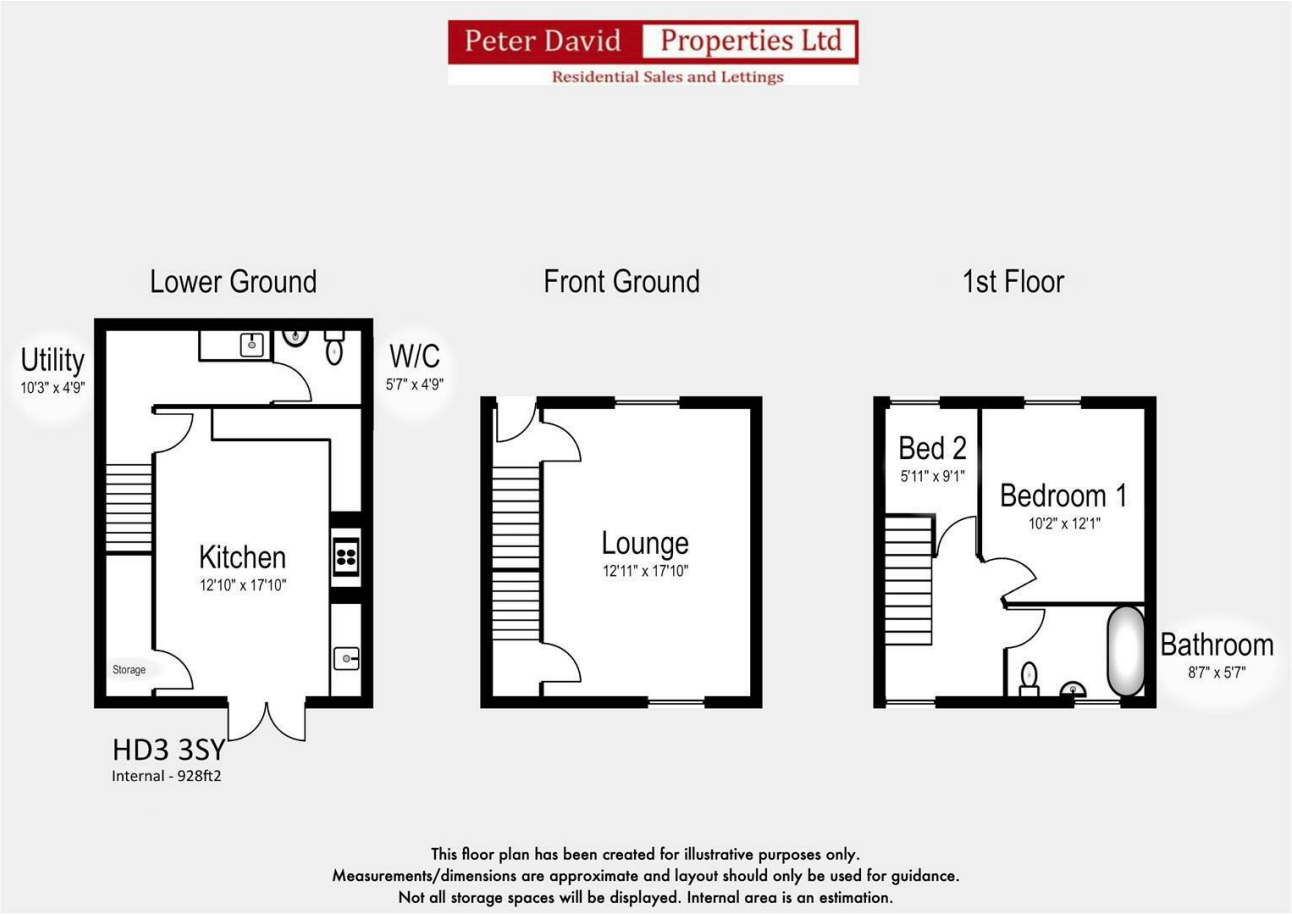
## Road Map




## Hybrid Map

## Terrain Map

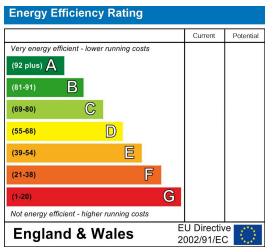
## Floor Plan

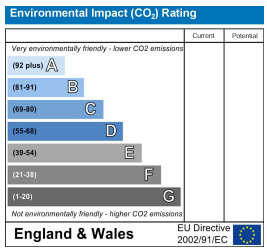



## Viewing

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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