Peter David Properties Ltd

Residential Sales and Lettings

6 Wellington Street

Lindley, Huddersfield, HD3 3HA

Offers in the region of £165,000

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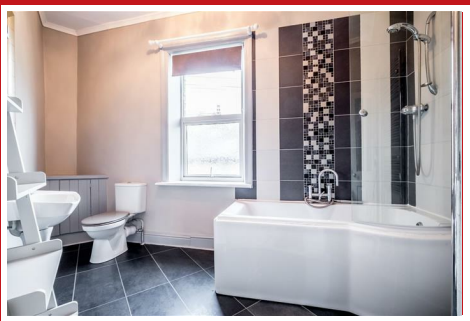


Ground floor -

Entrance Hallway
Enter the property via a wooden front door with glass panel above into a bright entrance hallway providing access to the living room and with stairs rising to the first floor. A grey carpet flows throughout and there are original features including a decorative archway and deep skirting boards.

Living Room
A well appointed living room with a large PVCu window to the front aspect allowing plenty of natural light. The room features a decorative ceiling rose with stylish drop-down light and there is recess to the chimney breast which could be opened up. There is access to the kitchen and cellar and a grey carpet flows throughout.

Kitchen
Set to the rear of the property is the kitchen with white wooden base units, wooden worktops, tiled splash backs and laminate floor tiles. Integrated appliances comprise; an oven and a ceramic hob. Also included is a freestanding washing machine and a fridge freezer. There is a wooden framed double glazed window to the rear aspect and a storage cupboard to the corner.

First floor -

Landing
A landing area providing access to the first floor bedrooms and the house bathroom. White wooden flooring flows to the landing and a second staircase rises to the second floor. A stylish, feature light fitting compliments the space.

Bedroom One
A spacious double bedroom with a grey carpet and a PVCu window to the front aspect. A stylish light fitting gives the room a contemporary finish.

Bedroom Three
A single bedroom located at the front of the property with a PVCu window and a neutral carpet.

Bathroom
A partially tiled modern bathroom with laminate floor tiles and a PVCu frosted window to the rear aspect. The bathroom includes; a WC, wash basin and a curved bath with overhead shower and glass screen. There is also a chrome towel rail.

Second floor -

Bedroom Two
A generous double bedroom featuring two velux roof windows offering panoramic views across the valley. The room boasts an original cast iron fireplace to the chimney breast and a luxurious deep pile carpet.

Exterior
An enclosed graveled garden to the front with surrounding borders and a timber fence.

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.

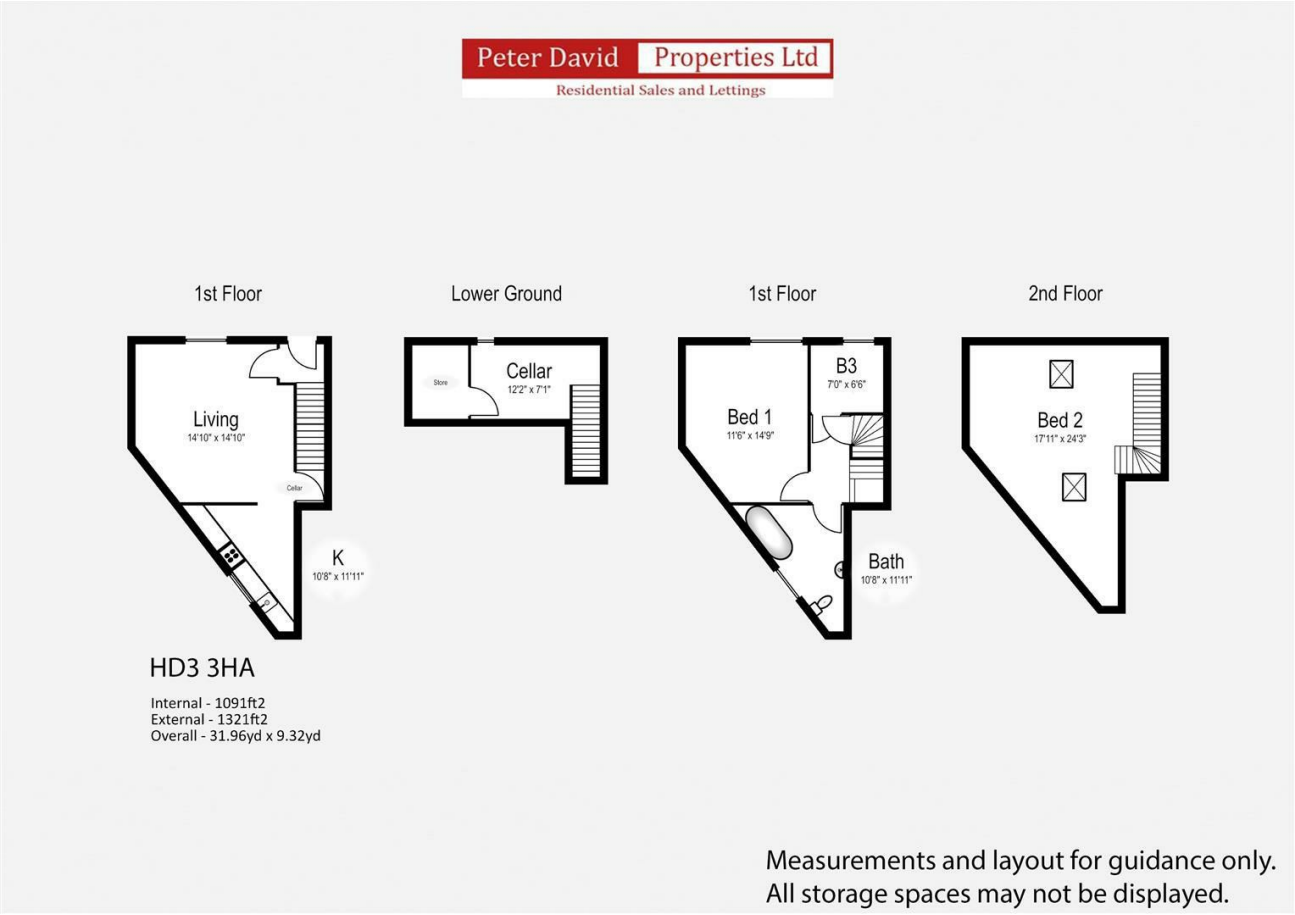
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

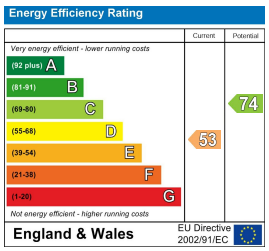
Floor Plan

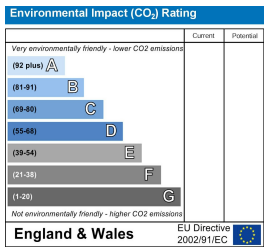


Viewing

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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