

Peter David

Properties Ltd

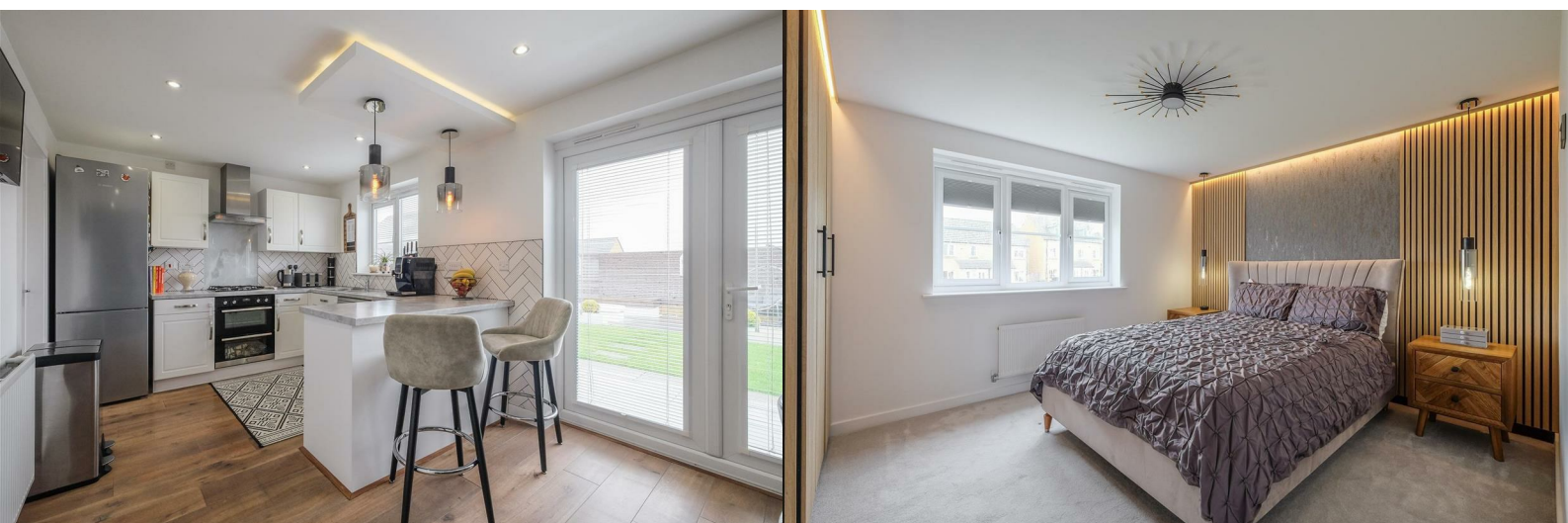
Residential Sales and Lettings



2 Weatherhill View

Lindley, Huddersfield, HD3 2AG

Offers in the region of £350,000



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Entrance Hallway

Enter the property via a composite door into the hallway with solid wood flooring flowing throughout. Access to the living room, kitchen/diner and groundfloor WC.

Ground Floor WC

A useful ground floor WC comprising of a WC, a wash basin with tiled splashback and a vanity unit. Benefiting from an extractor.

Kitchen/Diner

A spacious kitchen/diner with wood flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of; an electric oven, a gas hob, an extractor and a 1.5 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 dishwasher. Benefiting from a breakfast bar with seating for two people also ample space for a dining table. PVCu patio doors lead out to the rear garden.

Utility

Off the kitchen is this utility room with useful wall units, laminate worksurfaces and two free standing spaces for appliances, one with plumbing for a washing machine. Benefiting from a storage cupboard. A composite door leads out to the side.

Living Room

To the front of the property is this spacious living room with wood flooring and a media wall with a living flame fire making an ideal focal point. PVCu window to front aspect.

Landing

Carpeted stairs rise to the first floor accommodation. Benefiting from a storage cupboard and access to all rooms. PVCu window to side aspect.

Master Bedroom

To the front is this large carpeted master bedroom with fitted wardrobes. PVCu window to front aspect. Access to the en-suite.

En-Suite

A partially tiled en-suite with vinyl flooring. Comprising of; WC, ceramic wash basin and shower cubicle with glass door. PVCu privacy window to front elevation.

Bedroom Two

To the rear is a second carpeted double bedroom. PVCu window to rear aspect providing splendid views.

Bedroom Three

A third carpeted double bedroom to the rear of the property with fitted wardrobes. PVCu window to rear elevation similarly with splendid views.

House Bathroom

A partially tiled bathroom with vinyl flooring. Comprising of; a WC, a wash basin and a bath. PVCu privacy window to side elevation.

Exterior

To the front of the property is a paved pathway to the front door. To the rear of the property is a private and enclosed garden with a paved patio, a lawn and a further composite decking area. To the back of the garden is a single detached garage benefiting from an EV charger and a further two off road parking spaces.

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



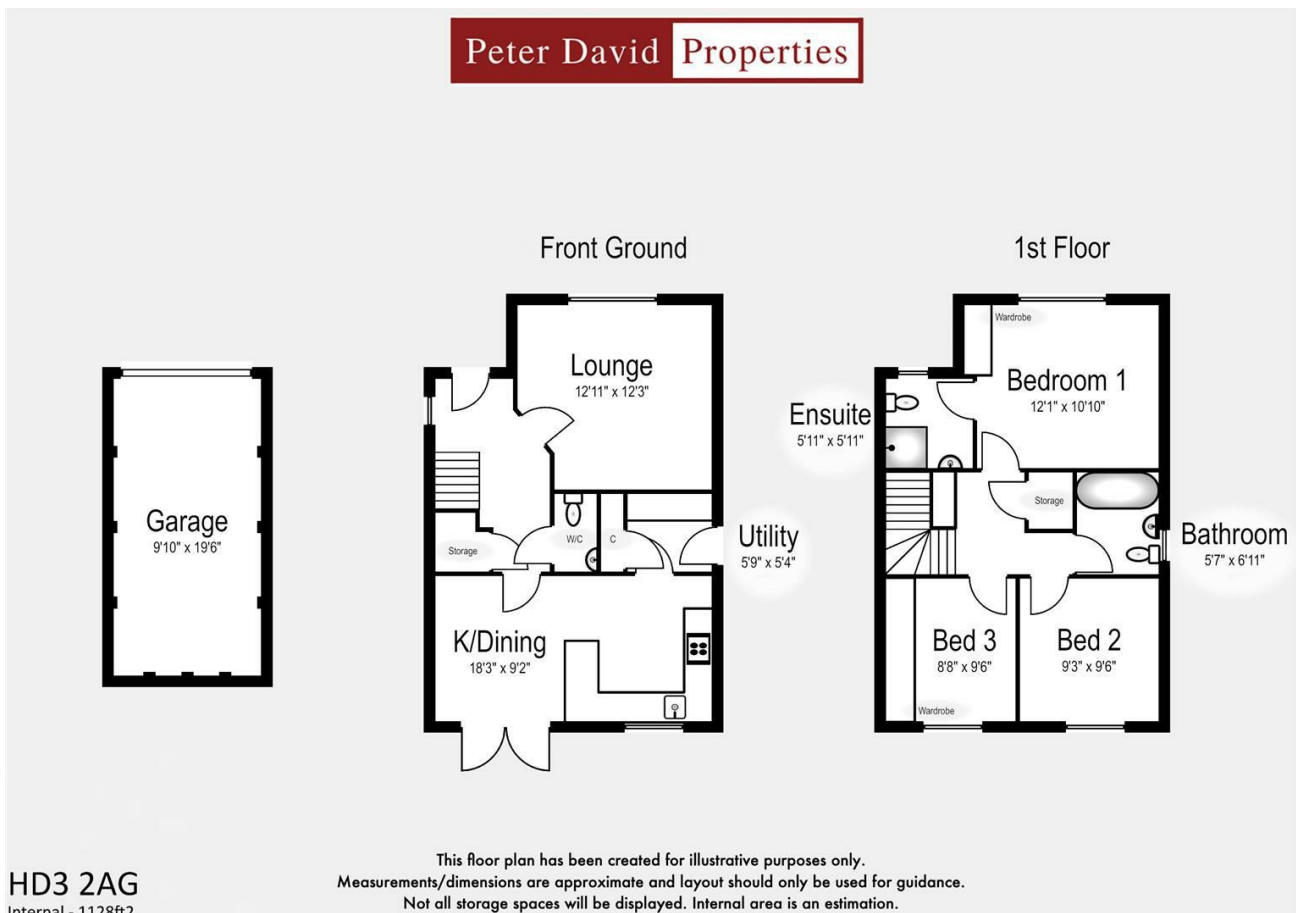
Hybrid Map



Terrain Map



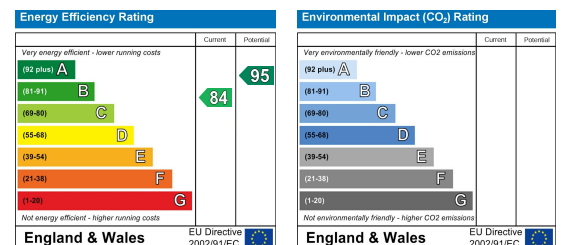
Floor Plan



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