

Peter David

Properties Ltd

Residential Sales and Lettings



1281 Leeds Road

Huddersfield, HD5 0RJ

Price guide £84,950

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*ATTENTION FIRST TIME BUYERS AND INVESTORS * CHARMING ONE BEDROOM MID TERRACE*

Peter David Properties are pleased to present to the open market this CHARMING, WELL PRESENTED one bedroom mid-terrace. Located close to the popular towns of BRIGHOUSE, MIRFIELD and HUDDERSFIELD and with easy access to transport links and the M62 network.

Briefly comprising: an entrance hallway, a living room, a kitchen, a bedroom and a house bathroom. The property has a private garden area situated within a shared garden with patio and parking space for one car. Also benefiting from gas central heating and double glazing throughout. This is an ideal property for first time buyers or an investor.

Viewing is a must!

Entrance Hallway

Accessed via a composite door into a spacious hallway with ceramic tiled flooring and stairs rising to first floor.

Living Room

A spacious living room featuring gas fire with marble surround and solid wood doors. A large PVCu window to front aspect allowing plenty of natural light. Access to the Kirchen.

Kitchen

The kitchen which features exposed beam and is situated to the rear of the property and has matching wall and base units, tiled splash-backs wood effect vinyl flooring. Comprising: electric oven, gas hob,

extractor, porcelain sink and drainer. There is space for three free standing appliances and a PVCu window to the rear aspect.

Landing

Stairs rising to first floor providing access to first floor accommodation.

Bedroom

A large double bedroom with built-in sliding wardrobes, neutral carpet and dual aspect windows to front elevation.

House Bathroom

A luxury partially tiled bathroom with Karndean wood effect flooring. Comprising: WC, hand basin and double shower with dual shower head. Also benefiting from a chrome towel rail and mirror. PVCu window to the rear.

Exterior

To the rear of the property there is a shared garden but within this space there is a private allocated garden that has a lawn and patio.

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.

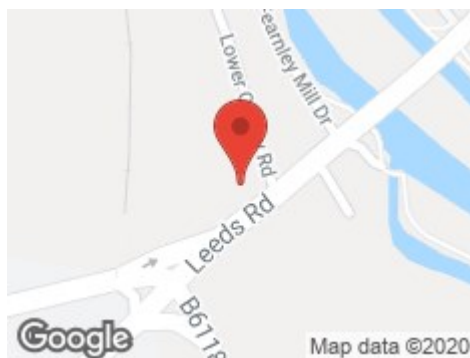
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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



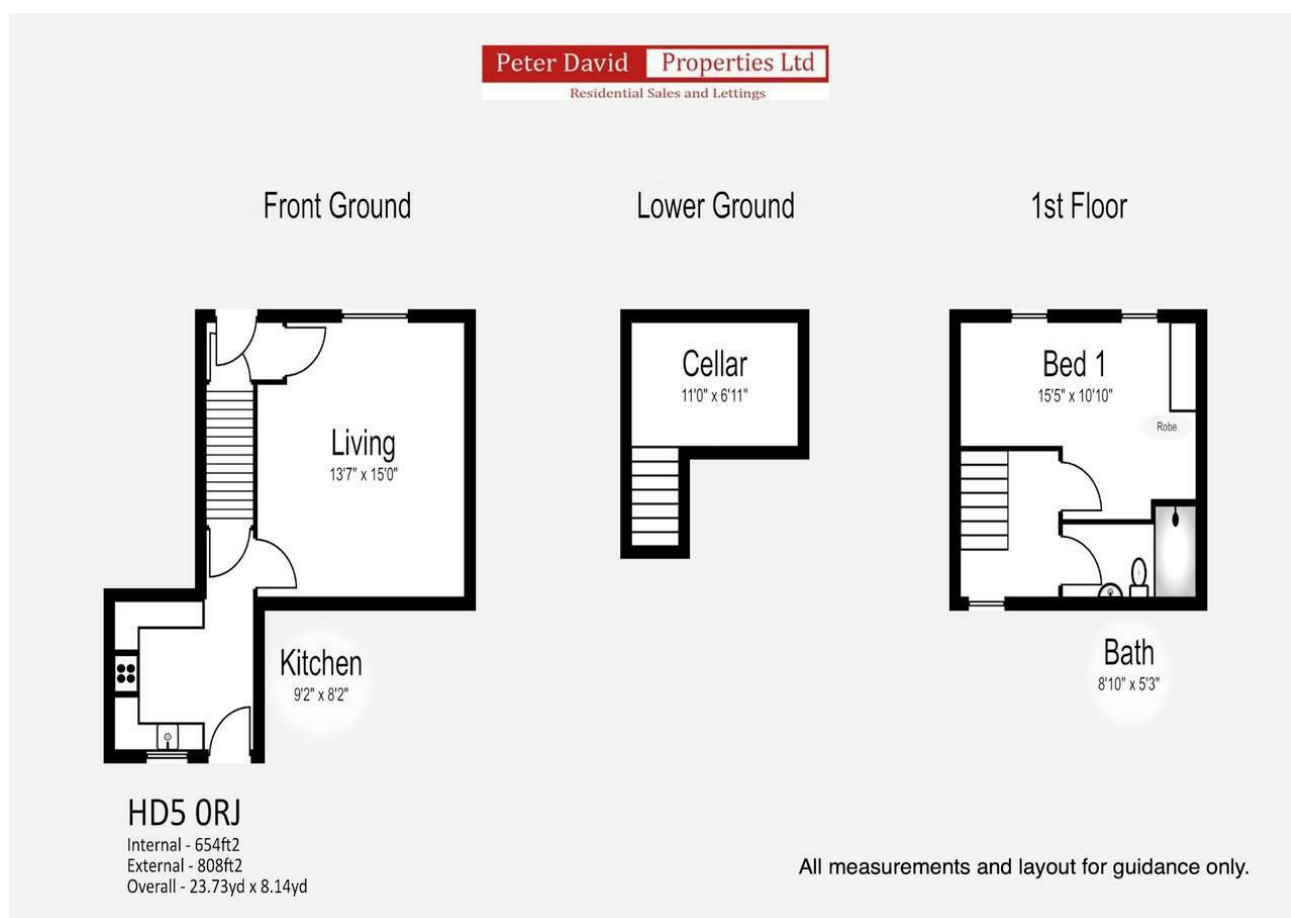
Hybrid Map



Terrain Map



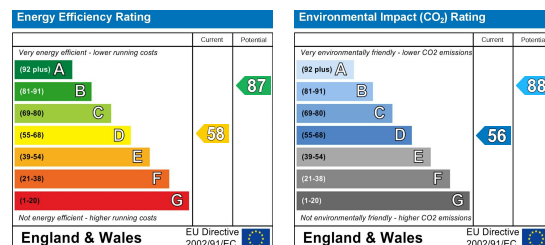
Floor Plan



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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