Peter David Properties Ltd

Residential Sales and Lettings

42 Wellington Street

Lindley, Huddersfield, HD3 3EY

Offers in the region of £179,950

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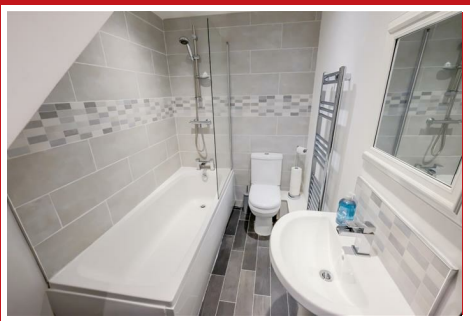


Ground floor:

Entrance Hallway
Enter the property via a PVCu door in the hallway. A neutral carpet flows throughout the property. Access to living room and kitchen and stairs rise to first floor accommodation.

Living Room
A spacious living room with a modern wall mounted electric fire taking pride of place. PVCu windows to front aspect.

Kitchen
A galley kitchen with contrasting hi-gloss wall and base units, laminate flooring, tiled splashback and laminate worksurfaces. Integrated appliances comprise of: an electric oven, a gas hob, an extractor and a stainless steel sink and drainer. There are three free standing spaces for appliances, one with plumbing for a washing and one space for an American fridge freezer. PVCu window to front aspect. Stairs lead down to the fully tanked out cellar with access to the study and the utility.

Lower Ground floor:
Carpeted steps lead down to the study and utility room

Study/Office
A useful carpeted study space with PVCu window to front aspect.

Utility Room
A useful utility room with plumbing for a washing machine and space for a dryer.

First Floor:

Bedroom One
A spacious double bedroom with fitted wardrobes with sliding doors. PVCu window to front elevation.

Bedroom Two
A large single bedroom with PVCu window to front elevation.

Bedroom Three
A second single bedroom with PVCu window to front elevation.

House Bathroom
A modern partially tiled bathroom with vinyl flooring. Comprising of: a concealed cistern WC, an inset wash basin in vanity unit and a bath with overhead shower and glass screen. Benefiting from a chrome towel rail.

Second Floor:
Carpeted stairs rise this loft conversion.

Bedroom Four
A large double bedroom with two Velux windows providing plenty of natural light. Access to En-suite.

En-Suite
A modern partially tiled en-suite with vinyl flooring. Comprising of WC, wash basin and a corner shower cubicle with glass panels and glass sliding doors. Benefitting from a chrome towel rail and a Velux window.

Exterior
To the front of the property there are stone steps rising to the front door, an artificial lawn 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

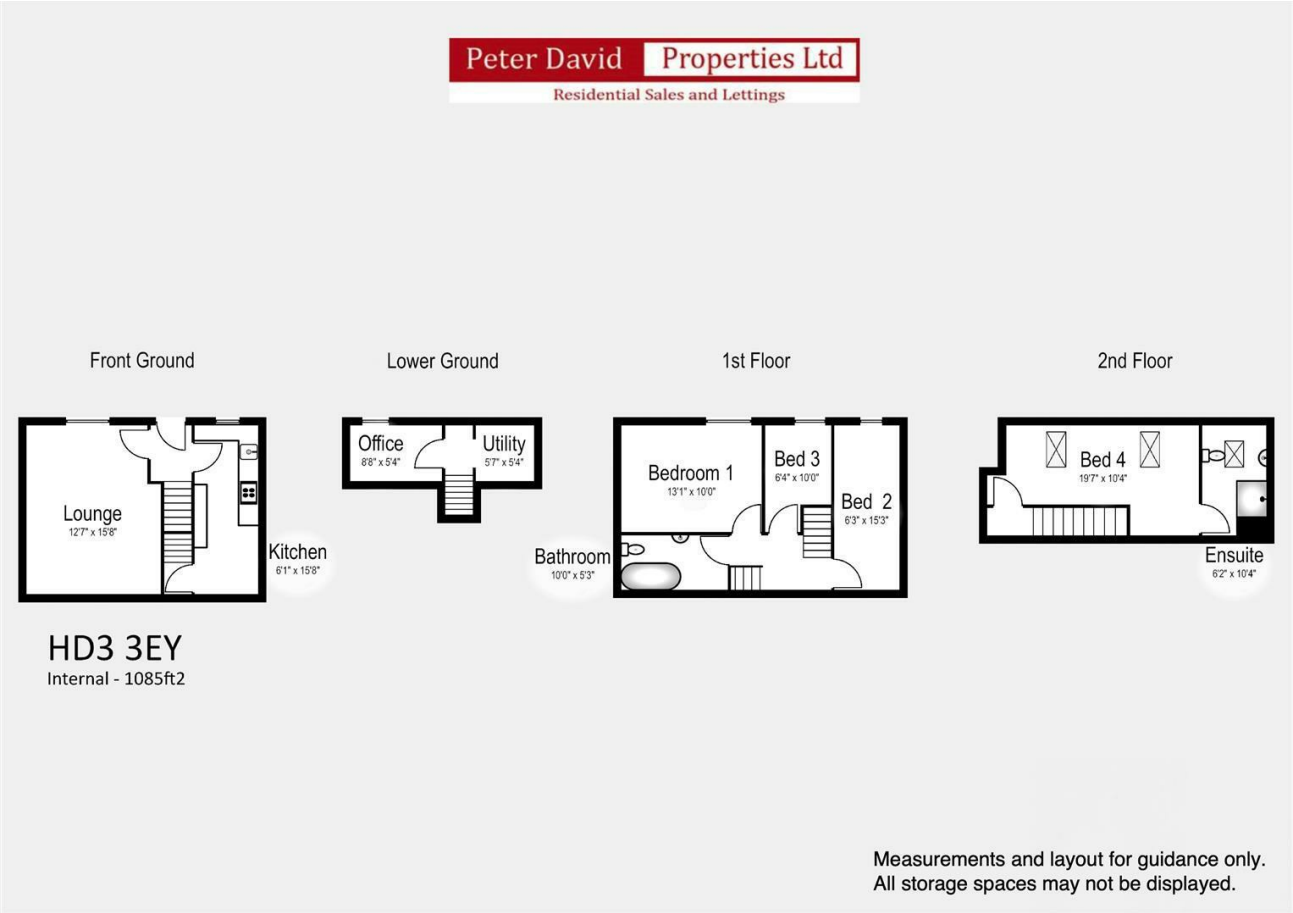
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

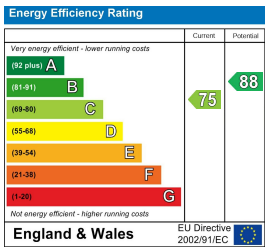
Floor Plan

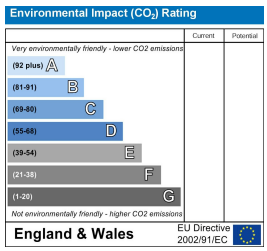


Viewing

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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