Peter David Properties Ltd

Residential Sales and Lettings

97 Prospect Road

Longwood, Huddersfield, HD3 4UZ

Offers in the region of £150,000

3 | 1 | 1 | D

97 Prospect Road

Longwood, Huddersfield, HD3 4UZ

Offers in the region of £150,000

Ground Floor -

Entrance Porch
A useful PVCu porch with windows to three sides and a PVCu door. A feature solid wood door leads into the living room.

Living Room
A spacious living room with a gas fire and wood surround. There is a large PVCu bay window to front aspect and a wooden door leads through to the hallway.

Hallway
The hallway can be accessed via the living room or a feature wooden door provides access from the ginnel to the external side aspect. Stairs rise to the first floor accommodation and a wooden door with glass panels leads through to the kitchen.

Kitchen
This spacious kitchen comprises; cream matching wall and base units, laminate work surfaces, a gas oven, a gas hob and a stainless-steel sink and drainer. Further benefiting from two additional spaces for freestanding appliance's, ample space for a dining table and a large PVCu window with splendid views over the valley. A wooden door provides access to the cellar.

Lower Ground Floor -

Cellar
This property boasts a large cellar serving as a utility room. There are three separate rooms, one benefiting from a ceramic sink and a PVCu door which leads out to the rear garden. Additionally, there is a useful workshop which provides ample storage space.

First Floor -

Landing
Landing area providing access to the bedrooms and house bathroom.

Master Bedroom
A generously sized master bedroom benefiting from a large PVCu bay window to the front elevation.

Second Bedroom
A further spacious double bedroom set to the rear of the property. There is a PVCu window overlooking the rear garden providing far-reaching views across the valley.

Third Bedroom
A third double bedroom benefiting from a PVCu window to the front elevation.

House Bathroom
A spacious partially tiled house bathroom with a three piece suite, comprising; a WC, a wash basin and a bath with an overhead shower. The bathroom benefits from a large floor to ceiling storage cupboard and a PVCu privacy window to the rear elevation.

Exterior
To the front of the property there is a lawn with herbaceous boarders and a stone pathway to the front door. A shared access ginnel leads down stone steps to the rear garden where there is an enclosed rear garden with another lawn and herbaceous boarders.

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

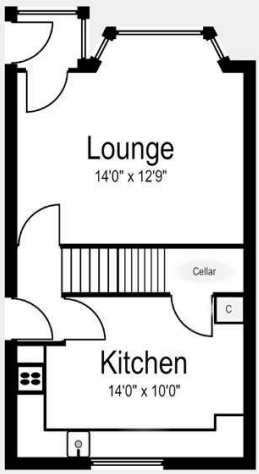
Hybrid Map

Terrain Map

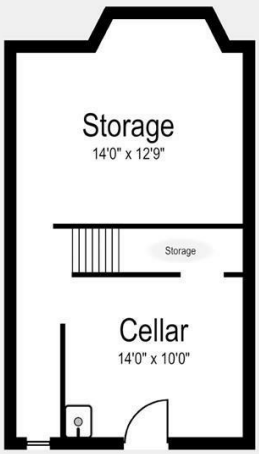
Floor Plan

Peter David Properties Ltd
Residential Sales and Lettings

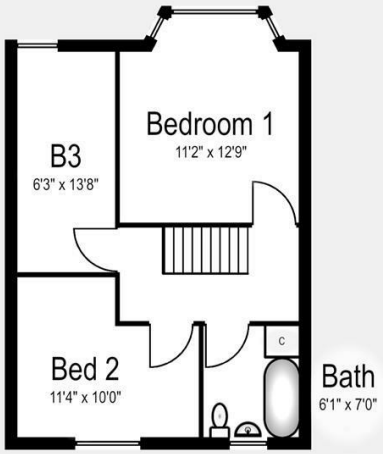
Front Ground



Lower Ground



1st Floor



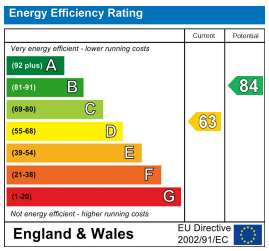
HD3 4UZ
Internal - 1129ft2

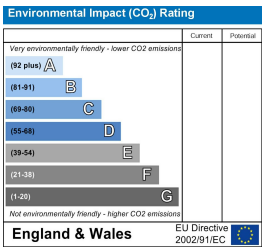
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk