

Peter David

Properties Ltd

Residential Sales and Lettings



375 Wakefield Road

Dalton, Huddersfield, HD5 8DB

Offers in the region of £199,950



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Entrance Hallway

Access via a composite door into this spacious and light hallway with a neutral carpet flowing up the stairs to the first floor accommodation. Access to the living room and kitchen diner. Benefiting from solid oak doors throughout the property.

Living Room

A large reception room with bay window and feature stone and marble gas fire taking pride of place. PVCu bay window to front aspect.

Kitchen/Diner

A modern luxury kitchen diner with high-gloss matching grey wall and base units, a large island featuring additional storage cupboards and breakfast bar with seating for two people. There are black granite work surfaces and grey laminate flooring. Integrated appliances comprise of: an eye level double electric oven, a gas hob, an extractor, a microwave, a dishwasher and a washing machine. There is space for one free standing American fridge freezer and ample space for a dining table. Also benefiting from PVCu window to rear aspect and PVCu french doors leading out to the rear decking area and garden.

Landing

Providing access to all bedrooms and house bathroom. PVCu privacy window to side aspect.

Bedroom One

A large double bedroom to the front aspect. PVCu window to front elevation.

Bedroom Two

A further double bedroom to the rear with fitted wardrobes, shelving and laminate flooring. PVCu window to rear elevation.

Bedroom Three

A single bedroom with laminate flooring and PVCu window to front elevation.

House Bathroom

A luxury modern fully tiled house bathroom with high-gloss tiles and ceramic tiled flooring. Comprising of: WC, wash basin with vanity unit, slipper bath with free standing taps and hand held shower. There is also a large glass shower cubicle with rainfall showerhead. Benefiting from ceramic heated towel rail and glass wall cabinet. PVCu privacy windows to side and rear elevation.

Exterior

To the front of the property there is a concrete driveway with off road parking for two cars which leads to a single detached garage. There is a large garden to the front of the property with decorative gravel and steps leading down to the front door. To the rear there is a large private garden benefiting from a raised decked area leading off from the kitchen and steps lead down to a further concrete and decorative paved seating area with raised beds.

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



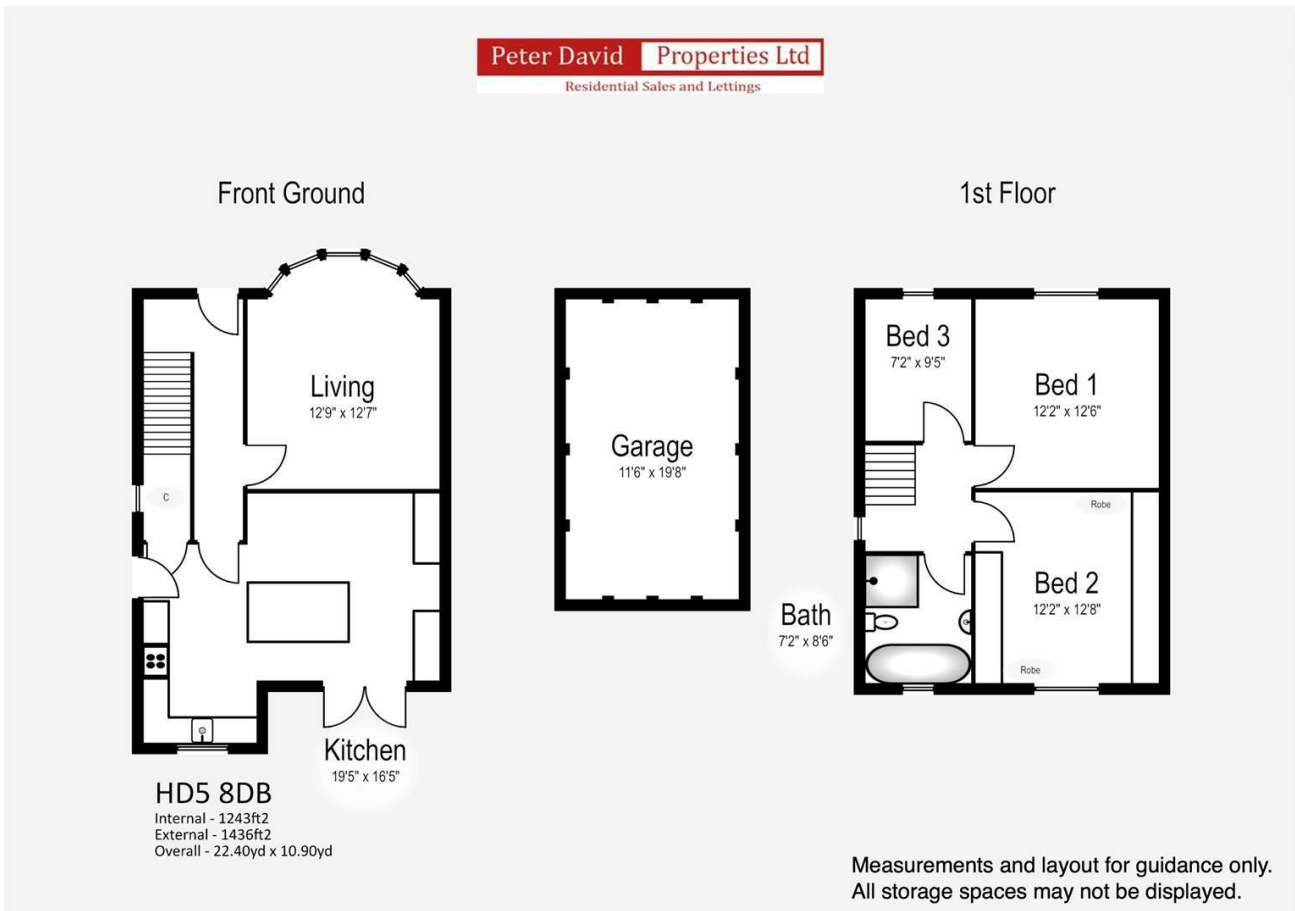
Hybrid Map



Terrain Map



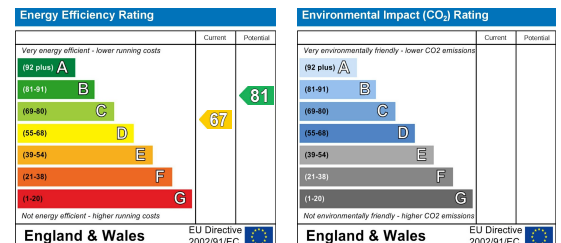
Floor Plan



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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