

Peter David

Properties Ltd

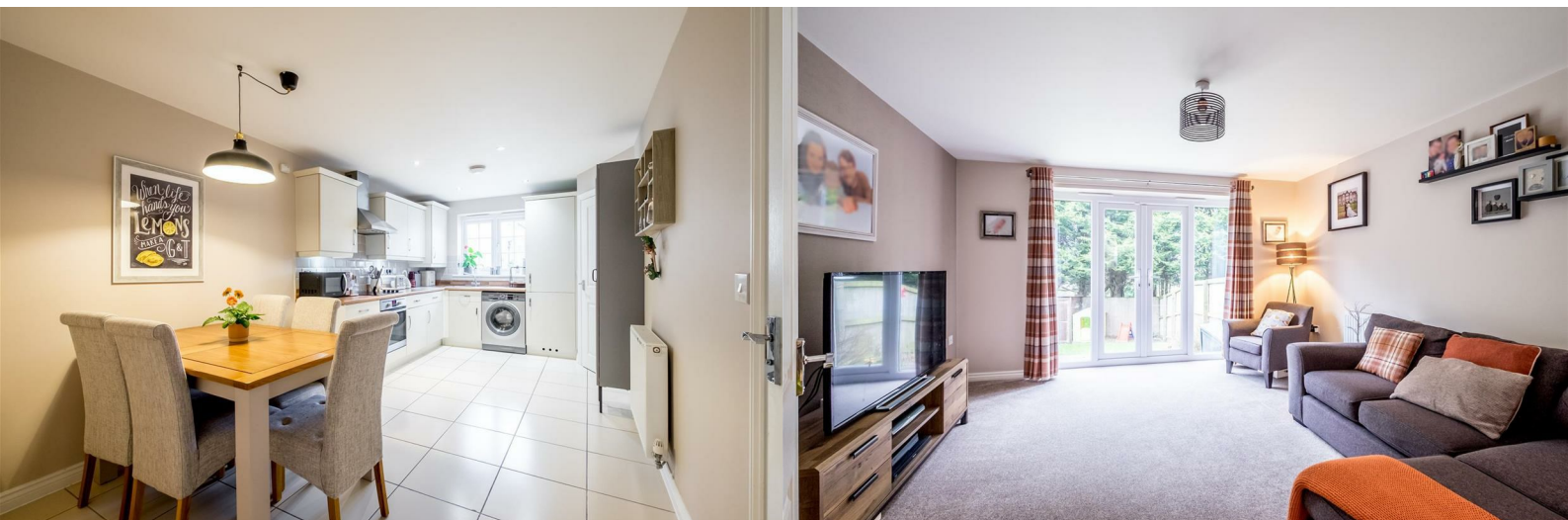
Residential Sales and Lettings



## 15 Stirling Wood Close

Lindley, Huddersfield, HD3 3HT

Offers in the region of £250,000



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## Ground floor -

### Entrance Hallway

Access the property via a composite front door into a spacious hallway with coir matting to the floor providing access to the kitchen/diner and with carpeted stairs rising to the first floor.

### Kitchen/Diner

A well appointed kitchen/diner with tiled flooring, matching cream wall and base units, laminate worktops and tiled splash backs. Integrated appliances comprise; an oven, a ceramic hob, an extractor fan and a fridge/freezer. There is also plumbing for a washing machine and dishwasher and a stainless steel sink and drainer sits in front of the PVCu window to the front aspect. There is ample space for a dining table in the dining area which benefits from an ambient drop down light.

### WC

A useful, under stairs WC with hand basin with tiled splash back, There are also ceramic tiles to the floor and a PVCu privacy window to the side aspect.

### Living Room

A well presented living room with PVCu double doors with side glass panels leading to the rear garden. A neutral carpet flows throughout.

## First floor -

### Landing

A spacious landing area providing access to two bedrooms and the house bathroom. A neutral carpet flows throughout and there is a PVCu window to the front aspect.

### Bedroom Two

A spacious double bedroom with a PVCu window to the rear elevation. The bedroom also boasts fitted wardrobes providing useful storage space. A neutral carpet flows throughout.

### Bedroom Three

A single bedroom with a PVCu window to the front aspect and a neutral carpet.

### House Bathroom

A partially tiled house bathroom with tiled flooring and a three-piece white suite comprising a WC, hand basin and bath.

## Second floor -

### Master Bedroom

A small landing area and stairs rising from the first floor leads directly up to the luxurious master bedroom suite. This generous bedroom benefits from two large skylight windows providing plenty of natural light. There is also fitted wardrobes, a large storage cupboard and access to the en-suite. The room also benefits from a loft hatch leading to a partially boarded loft space providing additional storage space.

### En-suite

A partially tiled en-suite with a WC, wash basin and large, walk-in shower cubicle. There is large, privacy skylight window to the front aspect.

### Exterior

Externally the property features two off-road parking spaces to the front. To the rear, the property features an enclosed garden which boasts a patio area with decked steps leading to a lawn with surrounding

borders and also benefits from a garden shed. The rear garden also has gated access down the side of the property.

### **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



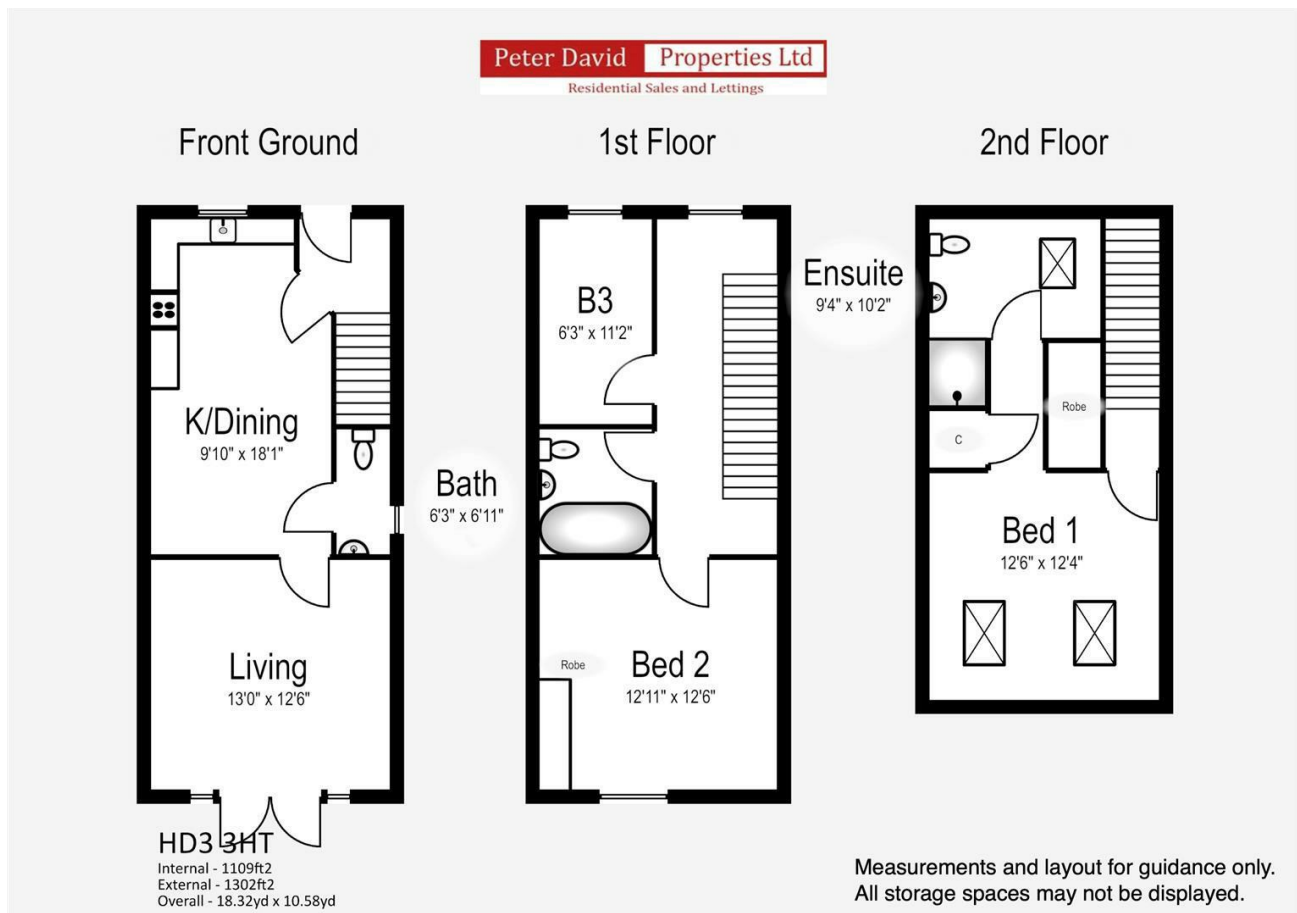
## Hybrid Map



## Terrain Map



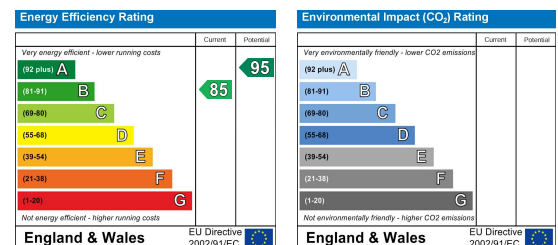
## Floor Plan



## 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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