Peter David Properties Ltd

Residential Sales and Lettings

# 34 Longwood Road

Paddock, Hudderfield, HD3 4EZ

**Offers in the region of £127,950**

2 1 1 E

# 34 Longwood Road

Paddock, Hudderfield, HD3 4EZ

## Offers in the region of £127,950

### Entrance Hallway
Enter through a PVCu door with stairs rising to first floor accommodation.

### Living Room
A generous sized living room with an attractive gas fire with a white wooden surround and a marble hearth. The property benefits from brand new carpets throughout. PVCu window to the front offering plenty of natural light.

### Kitchen/diner
This modern kitchen/diner is located at the rear of the property and has white matching wall and base units, a tiled splash-back and grey floor tiles. Comprising; a gas hob, an electric oven and extractor fan. The kitchen also benefits from a stainless steel sink and drainer, a large under stair storage cupboard and space for two free standing appliances. There is a PVCu window and door to rear.

### Bedroom One
A double bedroom with PVCu window to the front elevation. There is also a large storage cupboard which could be utilised as a walk-in wardrobe.

### Bedroom Two
A double bedroom with PVCu window to the rear elevation.

### Bathroom
A newly installed partially tiled bathroom with a three piece white suite comprising; a WC, a wash basin set in a vanity unit, a white T-shaped bath with overhead shower and a glass shower screen. Additionally there is grey vinyl flooring, a white mirrored cabinet to the wall and a chrome towel rail. PVCu privacy window to rear.

### Exterior
Externally the property benefits from substantial outdoor space including a lawned garden to the front and back and also a large driveway and single garage to the side of the property. SSTP this property provides extensive space extend to the side.

### 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

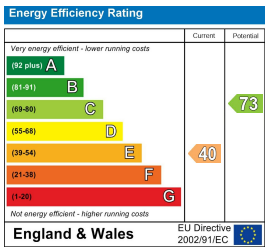
## Terrain Map

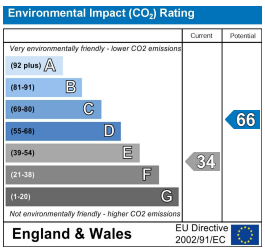
## Floor Plan

## 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.

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