Peter David Properties Ltd

Residential Sales and Lettings

7 Weatherhill Rise

Lindley, Huddersfield, HD3 2AF

Offers in the region of £300,000

3 2 1 B

7 Weatherhill Rise

Lindley, Huddersfield, HD3 2AF

Offers in the region of £300,000

Entrance Hallway
Accessed via a composite door, this entrance hallway has stylish hi-gloss cream tiled flooring and a PVCu window to the side. Access to the living room, ground floor WC, kitchen and a useful walk in storage cupboard. Stairs rise to the first floor accommodation.

Ground floor WC
A ground floor WC with hi-gloss tiled flooring. Comprising of: WC, and corner wash basin with tiled splashback.

Living Room
A cosy living room with laminate flooring and PVCu window to front aspect.

Kitchen Diner
A spacious and beautifully appointed kitchen/diner, with modern matching hi-gloss wall and base units and laminate work surfaces. Featuring an integral gas hob with glass splashback, an electric oven, an extractor fan, a fridge, freezer and an inset stainless steel sink and drainer and one free standing space for a dishwasher. The kitchen also benefits from hi-gloss tiled flooring and provides ample space for a dining area. With a PVCu window to the rear aspect and large PVCu french doors leading into the rear garden there is plenty of natural light. Access to the utility.

Utility
A spacious utility with laminate work surfaces, two free standing spaces for appliances, one with plumbing for a washing machine and benefiting from a large walk in storage cupboard.

Landing
Providing access to all bedrooms and house bathroom. Featuring a large cupboard providing ample storage space. Access to loft.

Master Bedroom
A double bedroom with PVCu window to front elevation. Access to en-suite.

En-Suite
A partially tiled en-suite with vinyl flooring. Comprising of: WC, hand basin and corner glass shower cubicle. PVCu privacy window to front elevation.

Bedroom Two
9'4 9'1 (2.84m 2.77m)

To the rear of the property is a second double bedroom with PVCu window overlooking the rear garden.

Bedroom Three
9'4 x 8'5 (2.84m x 2.57m)

A third double bedroom with PVCu window to rear elevation.

House Bathroom
A luxury fully tiled bathroom with vinyl flooring. Comprising of: WC, wash basin, and bath with overhead shower and glass screen. Benefiting from a ceramic towel rail. PVCu privacy window to side.

Exterior
To the rear of the property is a private enclosed garden with a lawn and paved patio area. There are two gates, one giving access to the side driveway and one to the road. To the front is a further lawn and a tarmac driveway (with parking for three cars) leading to a single detached garage. Benefiting from outside electrics, water and an electric charging point to 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

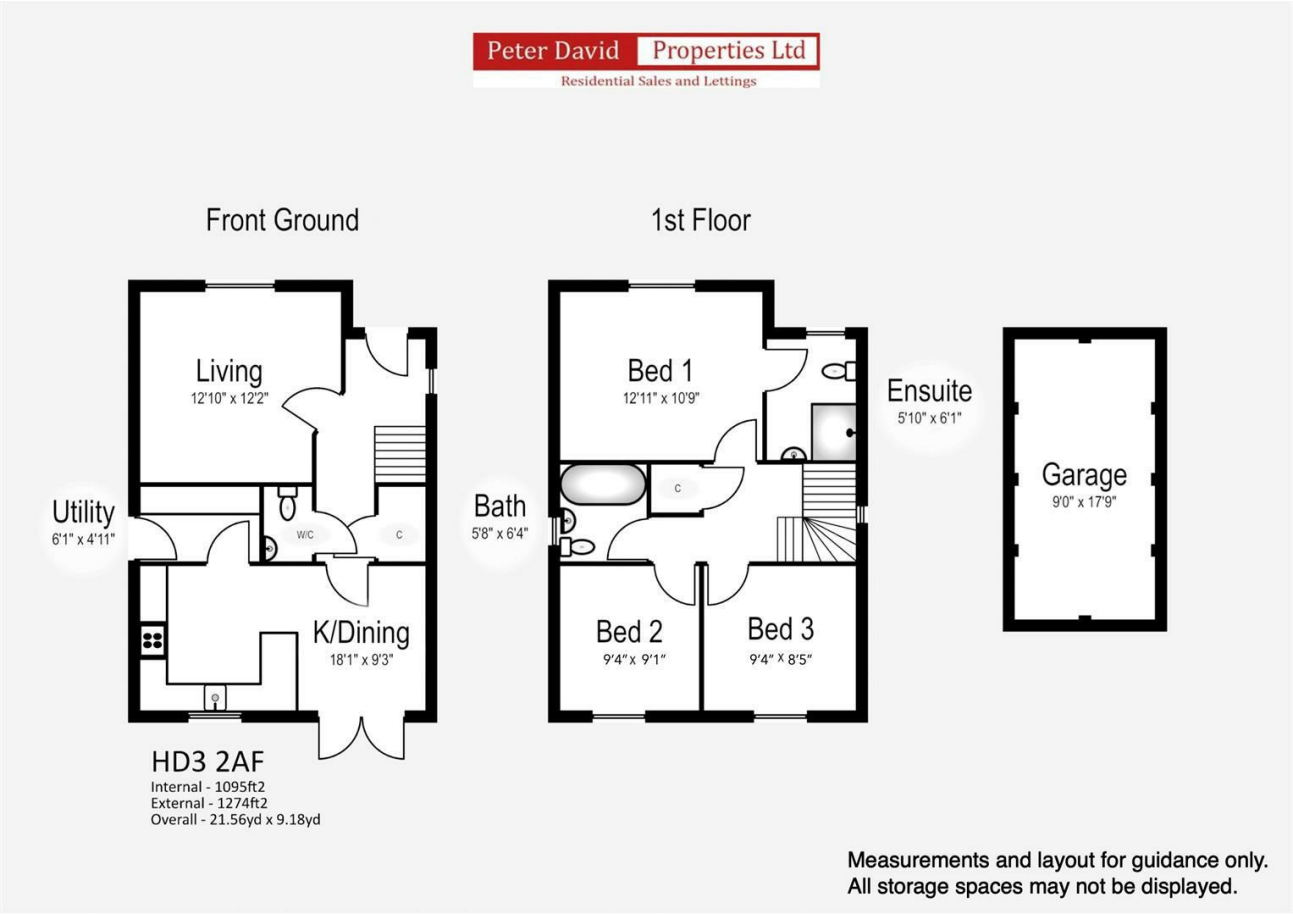
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

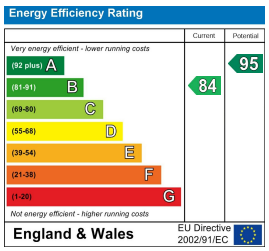
Floor Plan

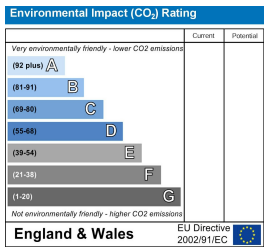


Viewing

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.

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