Peter David Properties Ltd

Residential Sales and Lettings

52 East Street

Lindley, Huddersfield, HD3 3NG

Offers in the region of £300,000

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Ground floor:

Entrance Hallway
Access via a composite door into the entrance hallway with laminate flooring. Access to the kitchen/diner and ground floor WC. Stairs rise to first floor accommodation.

Ground floor WC
A useful ground floor WC with wash basin.

Kitchen/Diner
The hub of the home is this superb L- shaped kitchen/diner with laminate flooring, cream matching wall and base units, laminate worksurfaces and laminate splashbacks. Integrated appliances comprise of: an eye level double electric oven, an induction hob with a perspex splashback, an extractor, a dishwasher, a washing machine, an American fridge/freezer and a sunken stainless steel sink under a PVCu window. PVCu patio doors lead out to the rear garden. An island with seating for two people takes pride of place and benefits from under counter storage. There is also a further storage cupboard. The large dining area in the kitchen provides ample space for a family dining table, there is a PVCu window to front aspect.

First Floor
Stairs rise to the first floor landing with a PVCu privacy window to side aspect. Access to living room, a large double bedroom and a storage cupboard.

Living Room
To the front of the property is this spacious living room with a neutral carpet. Benefiting from two PVCu windows to front aspect which provides plenty of natural light.

Bedroom One
To the rear is this large double bedroom with fitted wardrobes and a neutral carpet. Two twin PVCu windows to rear aspect. Access to en-suite.

En-Suite
A partially tiled en-suite with laminate flooring. Comprising of: WC, a wash basin and double walk in shower with glass doors. Benefiting from a cabinet and mirror.

Second Floor:
Carpeted stairs rise to second floor accommodation. Access to loft and PVCu privacy window to side elevation.

Bedroom Two
A spacious double bedroom with a neutral carpet and fitted wardrobes. PVCu window to front elevation. Access to en-suite.

En-Suite
A partially tiled en-suite comprising of: WC a wash basin and corner shower with glass sliding doors. Benefiting from towel rail, mirror, glass shelf and mirrored cabinet.

Bedroom Three
A third double bedroom with fitted wardrobes. PVCu window to rear elevation.

House Bathroom
A partially tiled house bathroom with vinyl flooring. Comprising of WC, a wash basin, and a bath with a hand held shower attachment. Benefiting from a towel rail and mirrored cabinet.

Exterior

To the rear of the property is an enclosed garden with a two tiered decked area, ideal for family gatherings or entertaining. There is a gate providing access to the single detached garage, which has an up and over door and benefits from electrics and water. There is one off-road parking space. To the front is a paved pathway with decorative gravel to either 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

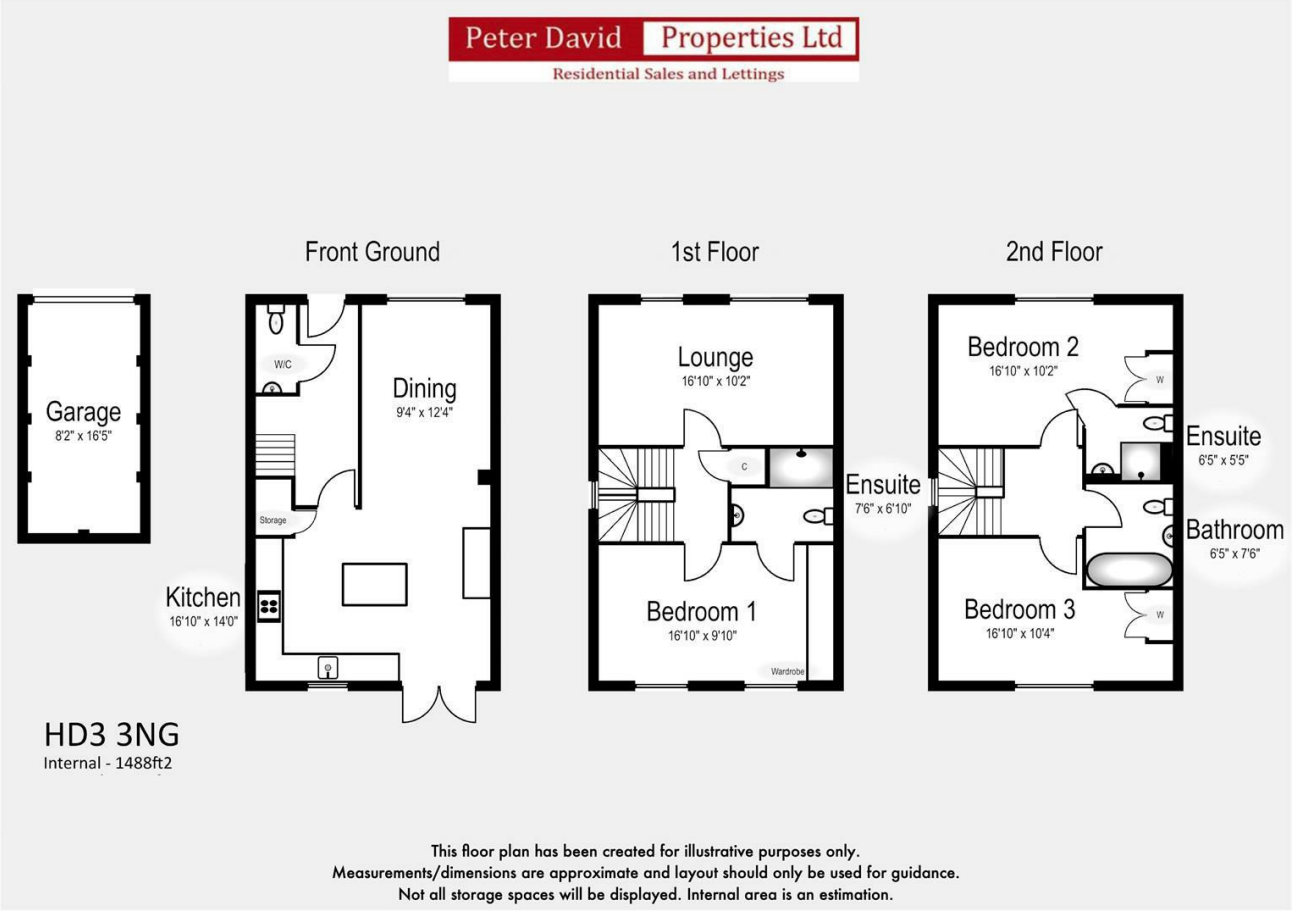
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

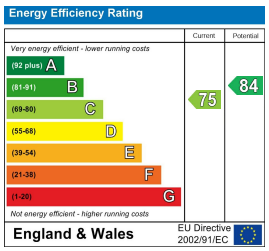
Floor Plan

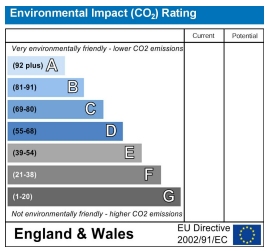


Viewing

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.

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