Peter David Properties Ltd

Residential Sales and Lettings

7 George Street

Lindley, Huddersfield, HD3 3LY

Offers in the region of £125,000

2 1 1 D

7 George Street

Lindley, Huddersfield, HD3 3LY

Offers in the region of £125,000

Entrance Vestibule
Enter the property through a wooden front door into the entrance vestibule. There is access to the living room and staircase rises to the first floor.

Living Room
To the front of the property is a carpeted spacious living room with a gas fire sitting within a tiled fireplace with an oak hearth making for an ideal focal point. A large PVCu to the front aspect of the property.

Kitchen
To the rear of the property is a laminate floored kitchen with matching wooden wall and base units and tiled splashbacks. There is a stainless steel sink and drainer and three free standing spaces for appliances. There is a PVCu window to the rear aspect as well as a brand new composite door leading to the rear garden. Access to the cellar.

Cellar
Stairs lead to the cellar which provides excellent storage and benefits from electric and plumbing.

Landing
Carpeted stairs lead to first floor accommodation. Access to both bedrooms and the house bathroom.

Bedroom One
A very spacious double bedroom to the front of the property. Two wooden windows to the front aspect of the property allowing plenty of natural light.

Bedroom Two
A second double bedroom to the rear of the property. A wood window to the rear elevation.

House Bathroom
A partially tiled house bathroom with laminate flooring to the rear of the property. Comprising of: A WC, wash basin and a bath with overhead shower. A privacy window to the rear elevation.

Exterior
To the rear of the property is a communal yard shared with the two neighbouring properties. There is an enclosed Yorkshire stone patio with decorative plants leading to the back street.

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.

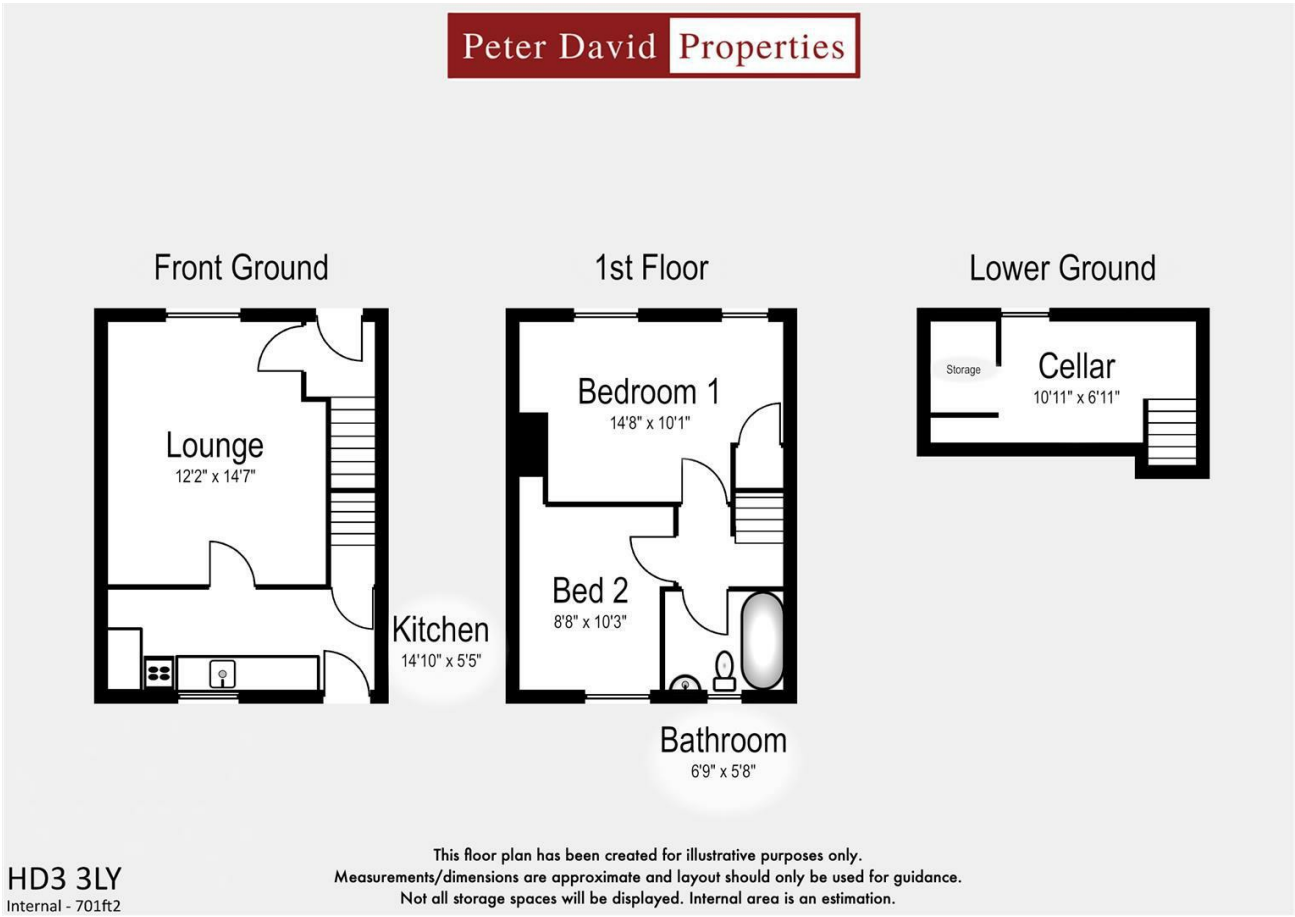
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

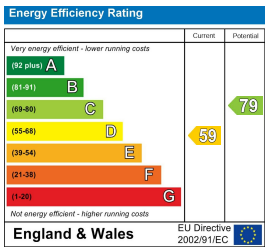
Floor Plan

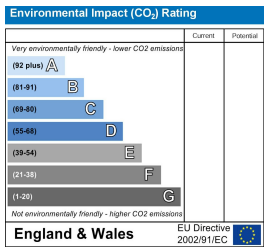


Viewing

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