Peter David Properties Ltd

Residential Sales and Lettings

38 Savile Road

Lindley, Huddersfield, HD3 3DQ

Offers in the region of £540,000

5 3 2 C

38 Savile Road

Lindley, Huddersfield, HD3 3DQ

Offers in the region of £540,000

Entrance Hallway
An oak door with a privacy double glazed unit to the side takes you into this split level hallway with coir matting and solid wood flooring. Access to the living room and ground floor WC. There is the added benifit from an understairs storage cupboard. A glass and chrome balustrade split the levels and three steps take you up to the kitchen/diner.

Ground floor WC
A useful partially tiled ground floor WC with vinyl flooring. Comprising of: a WC, a wash basin inset in a vanity unit and a wooden double glazed privacy window to the side aspect.

Living Room
A spacious living room with an inset gas fire, marble hearth and marble surround taking pride of place. Three wooden double glazed units to the front and one to the side allows plenty of natural light to flow in.

Second Reception Room
A second large reception room with twin wooden double glazed units to front aspect. This versatile space can be easily adapted to meet the preferences and lifestyle of the new owners. This could be utilised an office, a cozy snug, or a playroom, the room offers flexibility to suit diverse needs and preferences.

Kitchen/Diner
The hub of the house has to be this large kitchen diner with Karndean flooring, contrasting wall and base units, Quartz worksurfaces and Quartz splashbacks. Integrated appliances comprise of two NEFF eye level electric ovens, two fridge freezers, a dishwasher and a inset 1.5 stainless steel sink. A large island with laminate wood and Quartz worksurface provides a a lovely focal point and benefits from a five ring gas hob, seating for four people, a wine rack, further undercounter storage and there is ample space for a large family dining table. The kitchen flows through to the sun lounge.

Sun Lounge
This open plan sun lounge just off from the kitchen diner provides a perfect sport for the family to relax in and has a glazed atrium together with double glazed bi-folding doors leading out to the rear garden.

Utility
A spacious utility having Quartz work surface and Quartz splashback and two under counters spaces, one with plumbing for a washing machine. Fitted cupboards across one wall provide a further integrated freezer, houses the boiler and ample storage space. A wooden door with a wooden window to the side leads out to the rear garden.

Landing
Carpeted stairs lead up to the landing again with this feature stainless steel and glass balustrade. Access to all bedrooms, house bathroom and partially boarded loft.

Master Bedroom
To the front of the property is this large master bedroom with a neutral carpet. Wooden double glazed unit to front elevation. Access to en-suite.

En-Suite
A partially tiled en-suite with laminate flooring. Comprising of: WC, a vanity unit with inset sink and acrylic splashback and a shower cubicle with a glass door. Benefiting from a chrome towel rail and illuminated wall mirror. A wooden double glazed unit to side elevation.

Bedroom Two
To the rear is a second large double bedroom with a wooden double glazed unit to rear aspect.

En-Suite
A modern fully tiled en-suite with tiled flooring. Comprising of: WC, wash basin and a shower cubicle with glass sliding door. Benefitting from a mirror and glass shelf.

Bedroom Three
To the rear is a third double bedroom with wooden double glazed unit to rear aspect

Bedroom Four
A fourth double bedroom with wooden double glazed units to rear aspect.

Bedroom Five
To the front is a fifth double bedroom with wooden double glazed units to front elevation.

House Bathroom

A modern fully tiled house bathroom with white hi-gloss tiled flooring. Comprising of a concealed cistern WC, a vanity unity with inset wash basi, a free-standing bath with hand held shower and a large corner shower unit with glass panel, glass door, rain head shower and hand held shower.attachment. Benefiting from an inset mirror and a chrome towel rail.

Exterior

To the front of the property there is an electric gate with a security code box and fob. This opens up to a tarmac driveway (parking for three cars) leading to a single detached garage with up and over door and benefiting from electrics. To the side of the tarmac driveway is a large decorative gravelled area which could be used as an extra off-road parking space. To the rear of the property there is a private and enclosed garden with a raised decked area, a lawn and a further stone paved patio area,. Side access to the garage and a paved pathway leads to the front

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.

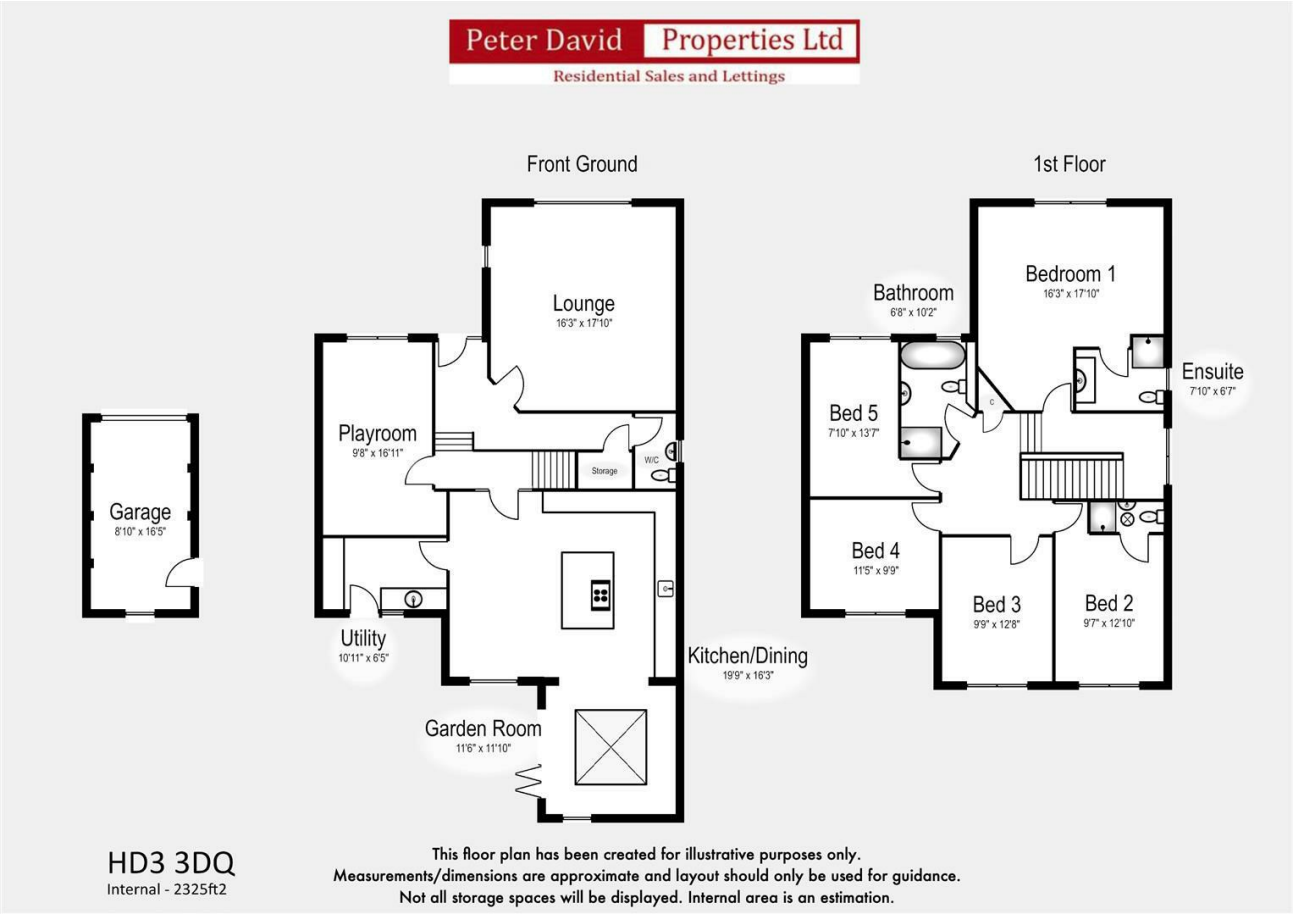
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

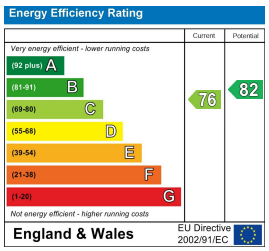
Floor Plan

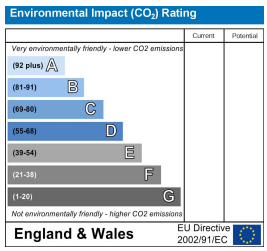


Viewing

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