Peter David Properties Ltd

Residential Sales and Lettings

21 Stoney Lane

Taylor Hill, Huddersfield, HD4 6HP

Offers over £110,000

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Entrance Porch
Enter through a solid wood door into the entrance porch with grey laminate wood effect flooring and fully carpeted stairs rising to first floor accommodation. Providing access to the open plan kitchen/living room.

Open Plan Living with Kitchen and Living Area
This stylish dual aspect open plan living space is bright and spacious with a wall mounted feature electric fire taking pride of place. A modern kitchen with matching wall and base units, laminate work surfaces and grey laminate wood effect flooring. Integrated appliances comprise of: a single oven, a ceramic hob, an extractor and fridge freezer. Also benefiting from a ceramic sink with multi dual Belfry Mixer Tap. There is one free standing space which is plumbed for a washing machine. PVCu window to front and rear and PVCu door to rear garden.

Landing
Providing access to both bedrooms and the house bathroom.

Master Bedroom
A spacious double bedroom with PVCu window to front elevation.

Bedroom Two
A second bedroom with PVCu window to front elevation.

House Bathroom
A modern partially tiled bathroom comprising: WC, hand basin and bath with overhead mixer shower. Grey laminate wood effect flooring and PVCu privacy window to the rear. Benefitting from a mirrored wall cabinet and large shelving for storage.

Cellar
A useful storage cellar with access from the kitchen.

Exterior
Externally the property has a lawned area to the front, which could be developed to provide a driveway with parking for two cars. To the rear is an enclosed garden with raised lawned and gravelled beds. Also benefiting from a paved and decked area.

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.

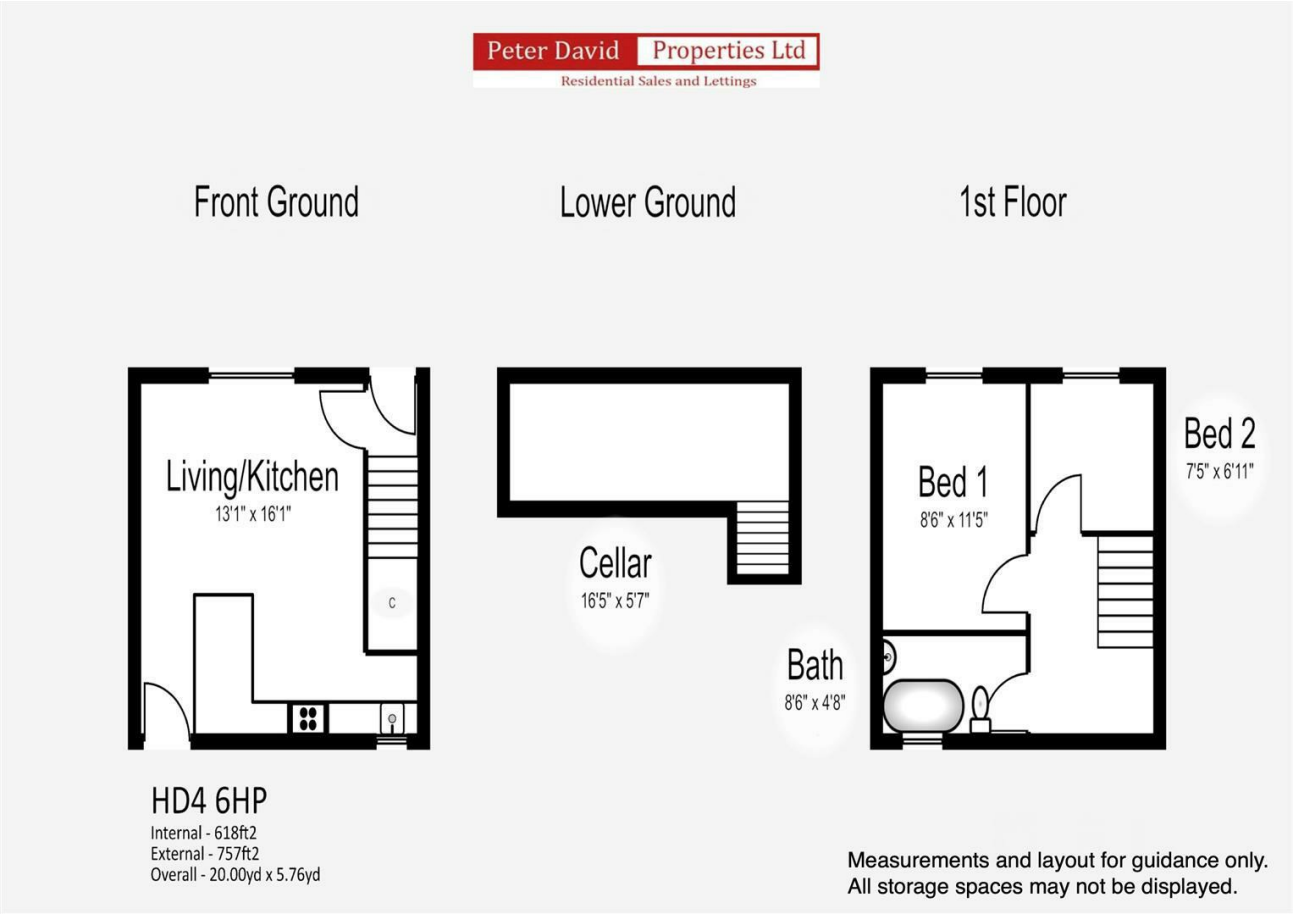
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

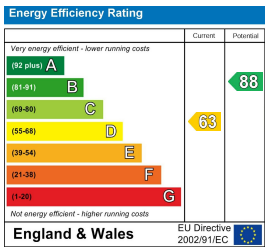
Floor Plan

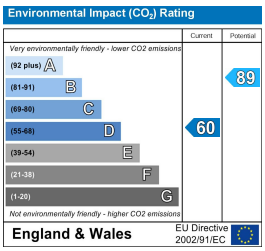


Viewing

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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