Peter David Properties Ltd

Residential Sales and Lettings

395 Manchester Road

Linthwaite, Huddersfield, HD7 5RP

Price guide £119,950

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* NO UPWARD CHAIN * PERFECT FOR FIRST TIME BUYERS/LANDLORDS * RECENTLY RENOVATED * SPLENDID VIEWS*

Peter David properties are pleased to present to the open market this spacious two bedroom modern end of three townhouse. Recently renovated and ideal for the FIRST TIME BUYERS & LANDLORDS.

The property benefits from double glazing and gas central heating throughout, a new boiler in 2016,, a garden to the front and OFF ROAD PARKING FOR TWO CARS, briefly comprising; Entrance hallway, living room, kitchen/diner, TWO DOUBLE BEDROOMS and a house bathroom. Externally a garden to the front with lawned area.

Situated just short walk from the sought after village of Linthwaite and all its amenities within. It is a perfect location to access Huddersfield town centre via local transport links. There are also a number of good schools within close proximity. Viewing is highly recommended.

Entrance Hallway

Accessed via a wood door, this entrance hallway has a staircase providing access to the first floor accommodation. The hallway benefits from a grey carpet which extends throughout the property.

Living Room

A generous sized living room featuring an electric fire with a grey marbled surround. Also benefiting from a large under-strairs storage cupboard and window to the front.

Kitchen/Diner

A modern kitchen/diner with dark grey hi-gloss modern matching wall and base units and laminated worktops. Comprising electric oven, gas hob, extractor, washing machine, fridge freezer and stainless steel sink and drainer. Also benefiting from ample space for a dining area. Wood door and window to the rear aspect.

Landing

Providing access to all first floor accommodation and loft hatch.

Bedroom One

A double bedroom with a large built in storage cupboard, central light fitting, grey curtains and window to the front elevation. The splendid views can truly be appreciated from this bedroom.

Bedroom Two

A second double bedroom with free standing pine wardrobes, central light fitting , grey curtains and window to the rear elevation.

Bathroom

A partially tiled bathroom with matching three piece suite comprising: Bath with over head shower and glass door. WC and hand basin. Vinyl tiled flooring.

Exterior

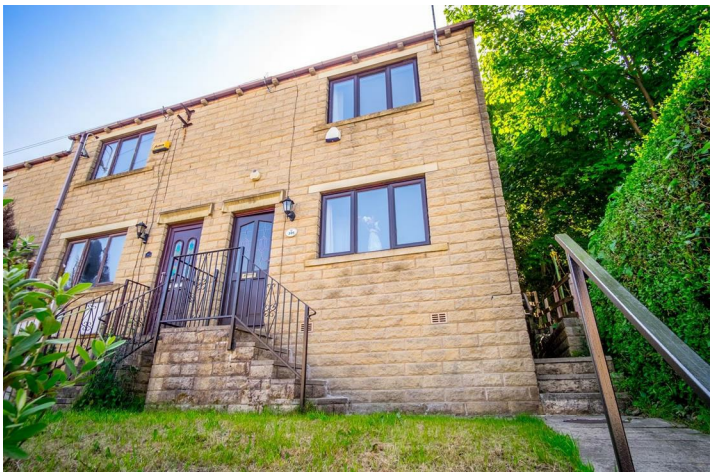
Elevated from the main road steps lead up to the front of the property. To the front a garden with lawned area and two designated parking spaces to the side in a small car park. To the rear of the property is an elevated, uncultivated, piece of land which has the potential to be developed in to a high-level garden 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

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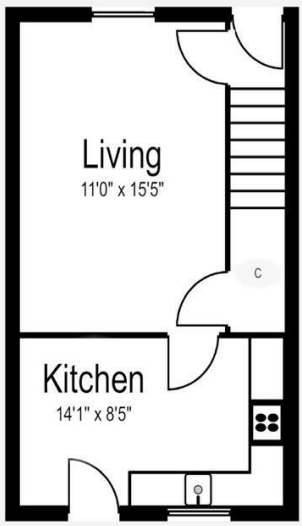
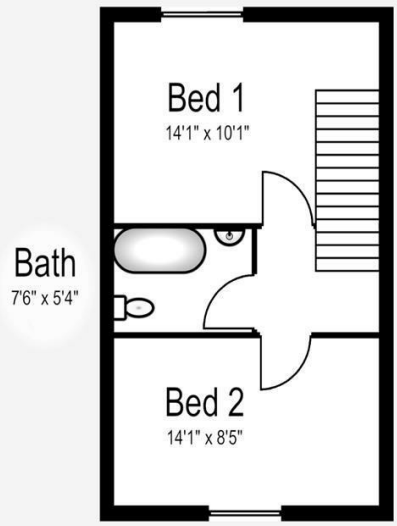
Front Ground



1st Floor



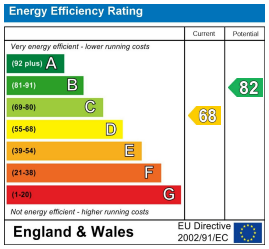
HD7 5RP
Internal - 673ft2
External - 791ft2
Overall - 18.03yd x 8.36yd

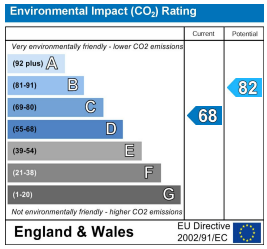
All measurements and layout for guidance only.

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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