Peter David Properties Ltd

Residential Sales and Lettings

1 Cutter Close

Lindley, Huddersfield, HD3 3WY

Offers over £400,000

4 2 2 B

1 Cutter Close

Lindley, Huddersfield, HD3 3WY

Offers over £400,000

Entrance Hallway
Enter the property via a composite door into a spacious hallway with laminate flooring and carpeted stairs rising to the first floor accommodation. Access to all ground floor rooms.

Ground floor WC
A useful ground floor WC with laminate flooring. Comprising of: WC and a wash basin with tiled splashback.

Kitchen/Diner
To the rear is the kitchen/diner with laminate flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an eye level double electric oven, a five ring gas hob, an extractor, a dishwasher, a fridge freezer and a 1.5 stainless steel sink and drainer. There is ample space for a family dining table and PVCu patio doors lead our to the charming rear garden.

Utility/Bootroom
The garage has been converted to this useful utility/bootroom. Having laminate flooring, matching wall and base units, laminate worksurfaces and a stylish Belfast sink. This utility/bootroom provides an abundance of storage space with plenty of room for coats and shoes. Benefiting from two spaces for appliances, one with plumbing for a washing machine and one for a dryer. Composite double doors open on to the driveway.

Living Room
A spacious carpeted living room with PVCu patio doors with floor to ceiling glass side panels overlooking the rear garden.

Second Reception Room
A second reception room currently being used a an office, this could be used for a variety of purposes such as a ground floor bedroom, a snug or a playroom. PVCu window to front aspect.

Landing
Carpeted stairs rise to the first floor landing. There is a useful storage cupboard and access to a fully boarded loft via a metal ladder. Access to all bedrooms and house bathroom.

Master Bedroom
To the front of the property is this spacious carpeted double bedroom with fitted wardrobes. PVCu twin windows provides plenty of natural light. Access to the en-suite.

En-Suite
A partially tiled en-suite with tiled flooring. Comprising of: a WC, wash basin and spacious shower with glass sliding door. PVCu privacy window to side elevation.

Bedroom Two
A second double bedroom with a useful storage cupboard. PVCu window to front elevation.

Bedroom Three
A third spacious double bedroom. PVCu window overlooking the rear garden.

Bedroom Four
A fourth double bedroom. PVCu window to rear elevation.

House Bathroom
A partially tiled house bathroom with tiled flooring.

Comprising of: WC, a wash basin and a bath. PVCu privacy window to rear elevation.

Exterior

To the rear of the property is a large private and enclosed garden with a lawn, herbaecous borders, two paved patio areas and a large decked area, ideal for entertaining or relaxing with family. To the front is a tarmace driveway with off-road parking for two cars, a lawn and a decorative gravelled 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

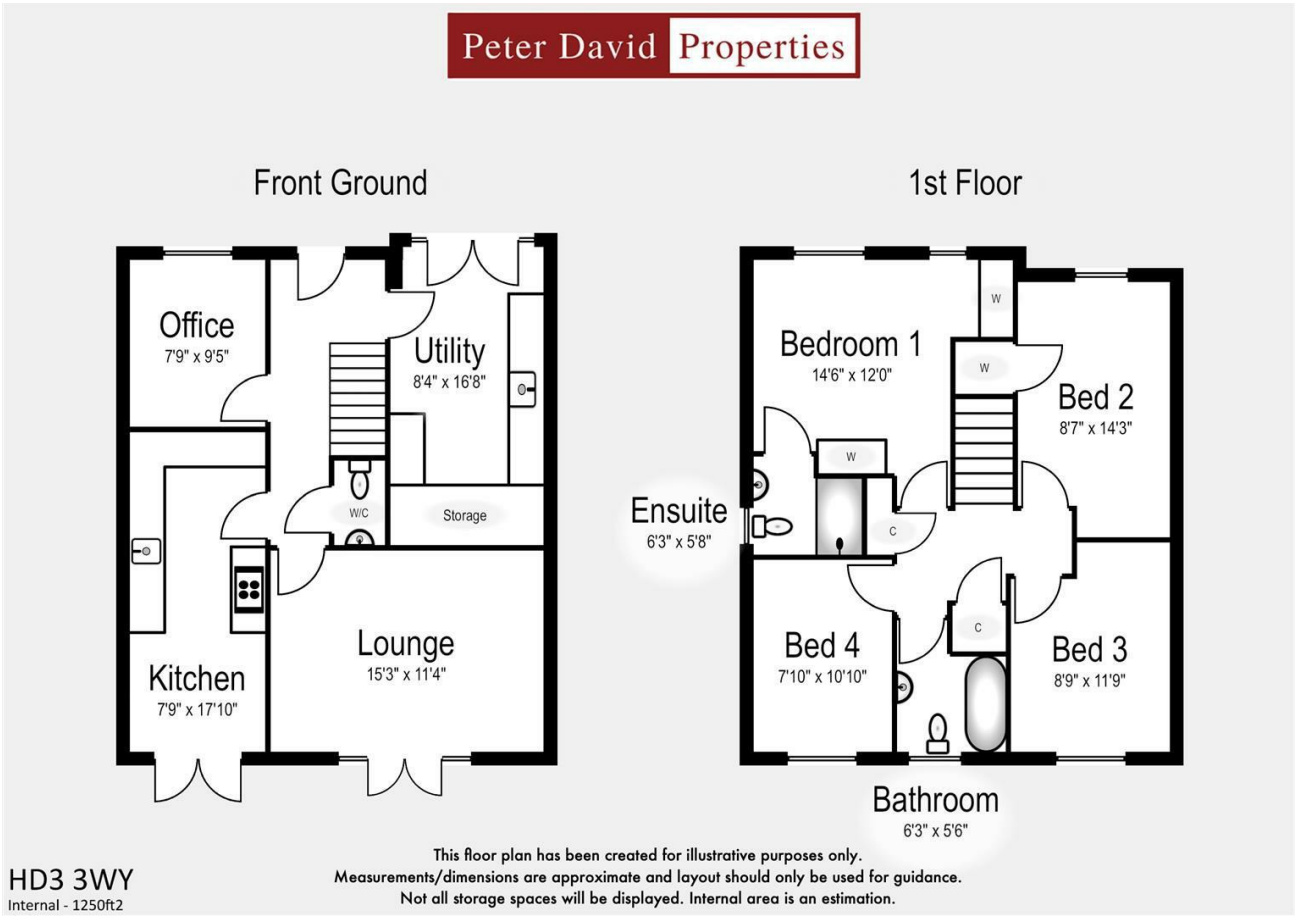
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

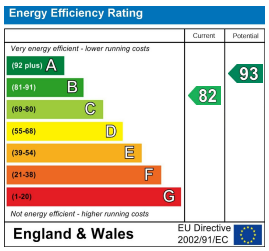
Floor Plan

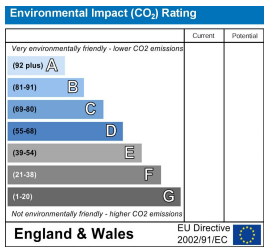


Viewing

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.

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