

Peter David

Properties Ltd

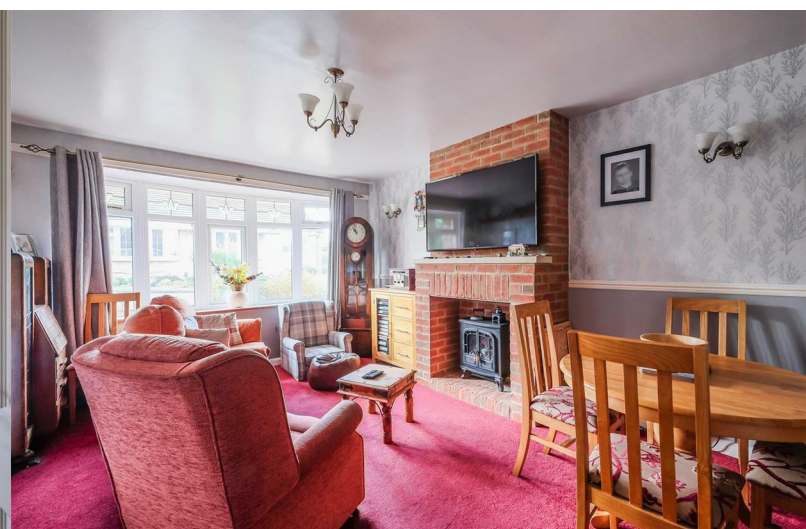
Residential Sales and Lettings



11 Meadow Green

Linthwaite, Huddersfield, HD7 5TL

Offers in the region of £259,950



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Entrance Porch

Enter the property via a PVCu porch with laminate flooring and PVCu windows to two side.

Entrance Hallway

A further PVCu door gives access to this L-shaped hallway with laminate flooring. Access to living room, kitchen, bedrooms and bathroom. Stairs rise to the attic room There is also access to a loft which is partly boarded for storage.

Living Room

A spacious living room with a feature red brick inglenook fireplace housing a log burning stove effect fire offering an attractive focal point. To the front aspect is a large PVCu bay window allowing plenty of natural light to flow through.

Kitchen

A kitchen with vinyl flooring, wood effect matching wall and base units and laminate work surfaces. Integrated appliances comprise of: an eye level double electric oven, a five ring gas hob, and extractor and a stainless steel sink and drainer. There are two free standing spaces for appliances, one with plumbing for a washing machine. Benefiting from a breakfast bar with seating for three people and a PVCu window to front aspect.

Bedroom One

To the rear of the property is a spacious double bedroom with PVCu window to rear and splendid views.

Bedroom Two/2nd Reception Room

Currently used as a bedroom, but could be used for a variety of purposes i.e. dining room/snug/playroom. A door leads through to the garden room

Garden Room/3rd Reception Room

A garden room or third reception room with laminate flooring. Could be utilised as a sitting room/office or another living room. PVCu patio doors lead out to the rear garden and a further PVCu window to side aspect. Door leads through to fourth reception room

4th Reception Room (Garage)

The converted garage now boasts an additional bedroom. PVCu patio doors to rear aspect. Access to en-suite/ground floor shower room.

En-Suite/Ground floor shower room

Fully tiled shower room with vinyl flooring and WC.

Bathroom

A partially tiled house bathroom with wood effect laminate flooring comprising of a concealed cistern WC with a wash basin and plenty of storage. There is also a chrome towel rail, a bath with a handheld shower and a PVCu privacy window to the side aspect.

Attic Room

Carpeted stairs rise from the hallway to a useful attic room currently utilised as a bedroom. PVCu window to the side aspect.

Exterior

To the front of the property is a decorative graveled area with mature trees and shrubs, and a tarmacked driveway providing off-road parking for two cars. To the side aspect is a patio area and a convenient shed. To the rear is a fully enclosed rear garden with a paved patio area,, mature trees and shrubs and a further shed. This garden offers a private oasis with splendid views!

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



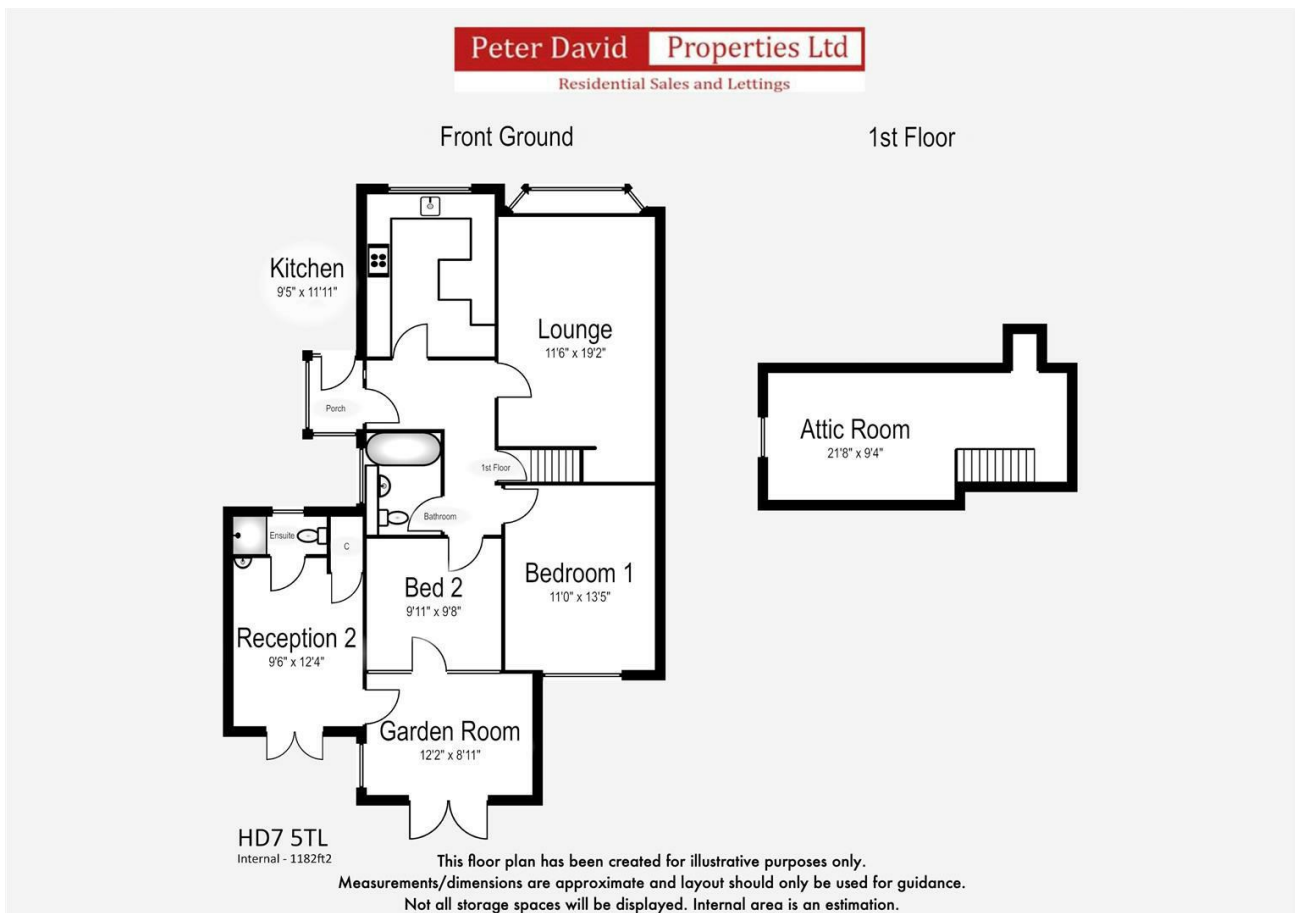
Hybrid Map



Terrain Map



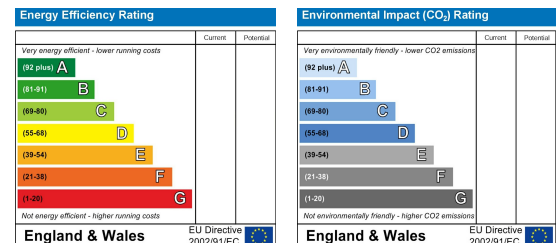
Floor Plan



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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