Peter David Properties Ltd

Residential Sales and Lettings

8 Dean Street

Lindley, Huddersfield, HD3 3EU

Offers in the region of £189,950

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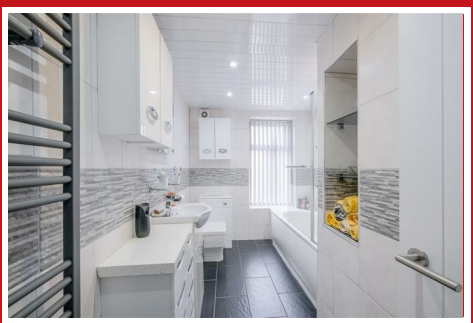


Entrance Hallway
Enter this deceptively spacious property via a composite door into the entrance hallway with vinyl flooring. Benefiting from a PVCu window to the side and a large spacious walk in cloakroom. Access to the living room and carpeted stairs rise to the first floor accommodation.

Living Room
A large living room with laminate flooring and a modern gas wall mounted fire taking centre stage. PVCu window to front aspect.

Kitchen/Diner
This new luxury WREN kitchen diner is the hub of the home. Having luxury tiled flooring, contemporary lighting, hi-gloss matching wall and base units, mosaic tiled splashbacks and laminate work surfaces. Integrated appliances comprise of: two NEFF eye level ovens, a five ring gas hob, a modern extractor fan, a wine cooler and a sunken stainless steel sink and drainer with modern free moving mixer tap. There are two free standing spaces for appliances both with plumbing for a washing machine and dishwasher. Benefiting from a useful breakfast bar with seating for three people and ample space for a dining table. Two twin PVCu windows provide plenty of natural light and a composite door leads out to the rear yard, There is also a large walk in pantry, which houses the dryer and access to the cellar which has lighting and electrics.

Landing
Carpeted stairs rise to the first floor and provides access to all bedrooms and house bathroom.

Bedroom One
To the front of the property is this large double bedroom. PVCu window to front elevation.

Bedroom Two
To the rear of the property is a second large double bedroom. PVCu window to rear elevation.

Bedroom Three
A third large double bedroom with PVCu window to rear aspect.

House Bathroom
A fully tiled spacious modern house bathroom with tiled flooring. Comprising of: concealed cistern WC, a hand basin with modern vanity unit, a bath with overhead rainhead shower, hand held shower and glass screen. Benefiting from integrated glass shelving, cermic towel rail and illuminated/blue tooth mirror. PVCu privacy window to front elevation.

Exterior`
To the rear of the property is an enclosed yard with original cobble stones and to the front is a paved patio area with borders. There is on street permit parking.

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.

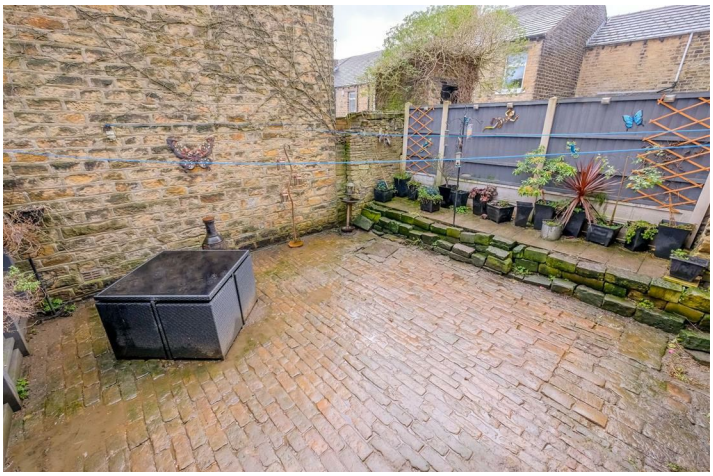
Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair,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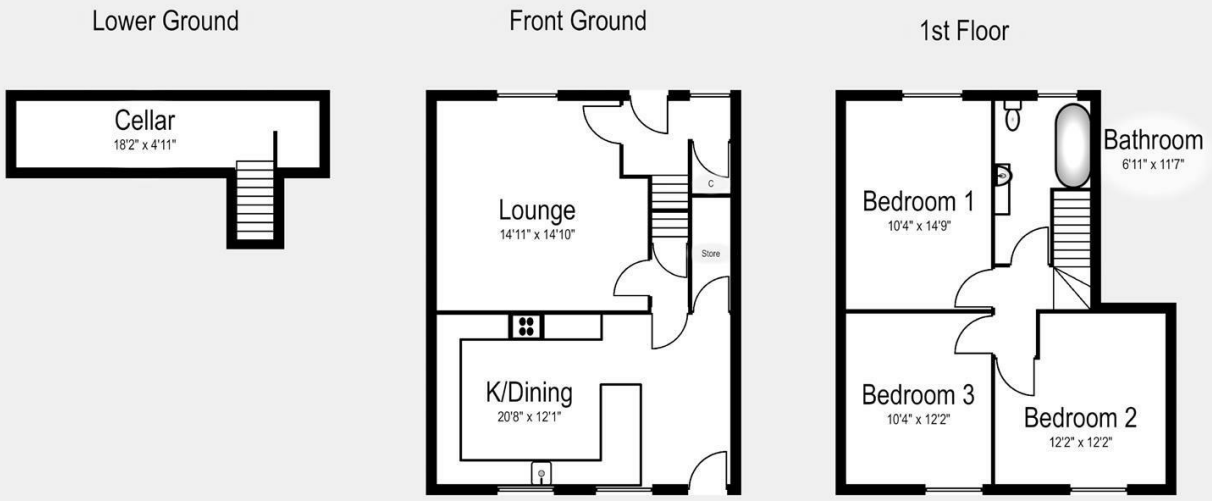


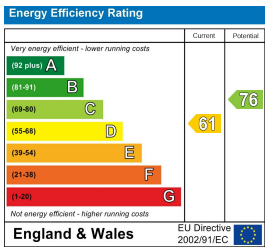
HD3 3EU
Internal - 1202ft2

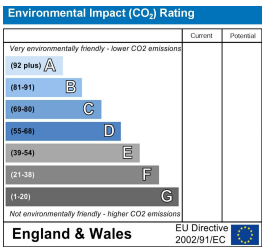
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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