Peter David Properties Ltd

Residential Sales and Lettings

88 Weatherhill Road

Lindley, Huddersfield, HD3 3LD

£350,000

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Entrance Hallway
Enter this spacious property through a stylish composite door with a laminate side glass panel into the entrance hallway with stairs rising to the first floor accommodation. . Also providing access to the kitchen/diner, living room, bedroom four and bathroom.

Living Room
This generously sized living room features a gas fire with a solid oak wood surround, offering an attractive focal point. There is a large PVCu bay window to the front aspect.

Kitchen/Diner/Family Room
Set to the rear of this property is this extended kitchen/diner and family room. This large dual aspect kitchen provides high quality solid oak matching wall and base units with granite worksurfaces and a solid oak floor. Integrated appliances comprise of a 'stoves' range cooker with a granite splashback and extract fan, a large american fridge freezer and a dishwasher. There are two spaces for free standing appliances (one with plumbing for a washing machine) A stainless steel sink and drainer positioned in front of a PVCu window overlooking the rear garden. There is a spacious dining area along with ample space for a further seating area and french doors leading out to the rear garden.

Bedroom Four
A double bedroom or office with solid oak flooring and window to the front aspect.

Bathroom
A partially tiled house bathroom comprising of: a WC, hand basin and a bath with an electric overhead shower. PVCu privacy window to the side aspect.

Landing
Providing access to three bedrooms and bathroom. There is also two large storage cupboards providing ample storage space.

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

En-suite
A spacious and partially tiled en-suite shower room, a WC, hand basin and double shower cubicle with glass sliding doors. Velux window to rear. There is also ample under eaves storage space.

Bedroom Two
A second double bedroom with under eaves storage. PVCu window to the rear elevation. Also benefiting from a Velux window allowing plenty of natural light.

Bedroom Three
A single bedro.om with fitted wardrobes and under eaves storage. PVCu window to side elevation.

Bathroom
A partially tiled bathroom comprising of WC, wash basin and bath .

Exterior
Externally the property has an enclosed garden to the rear with a well manicured lawn and two patio areas. To the front there is a large block paved driveway (with parking for up to six cars) leading to a single detached garage with a roller door and electrics. The property also benefits from and outside tap and an EV electric car charger.

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

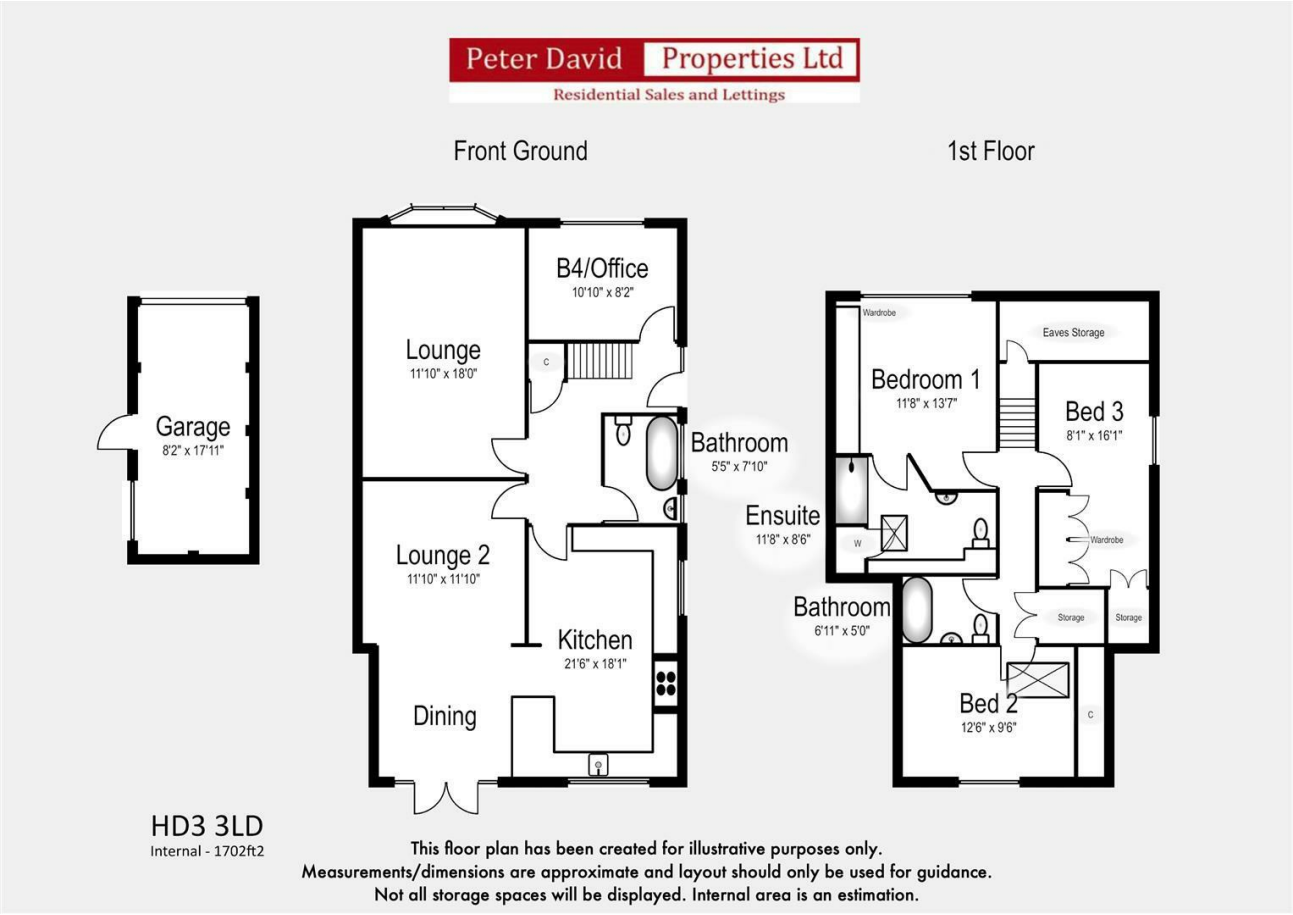
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

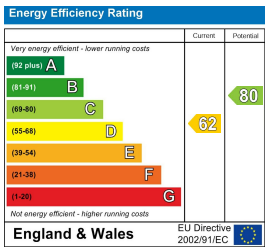
Floor Plan

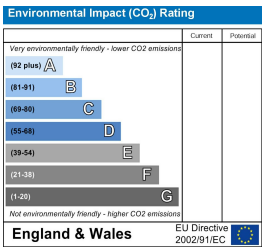


Viewing

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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