

Peter David

Properties Ltd

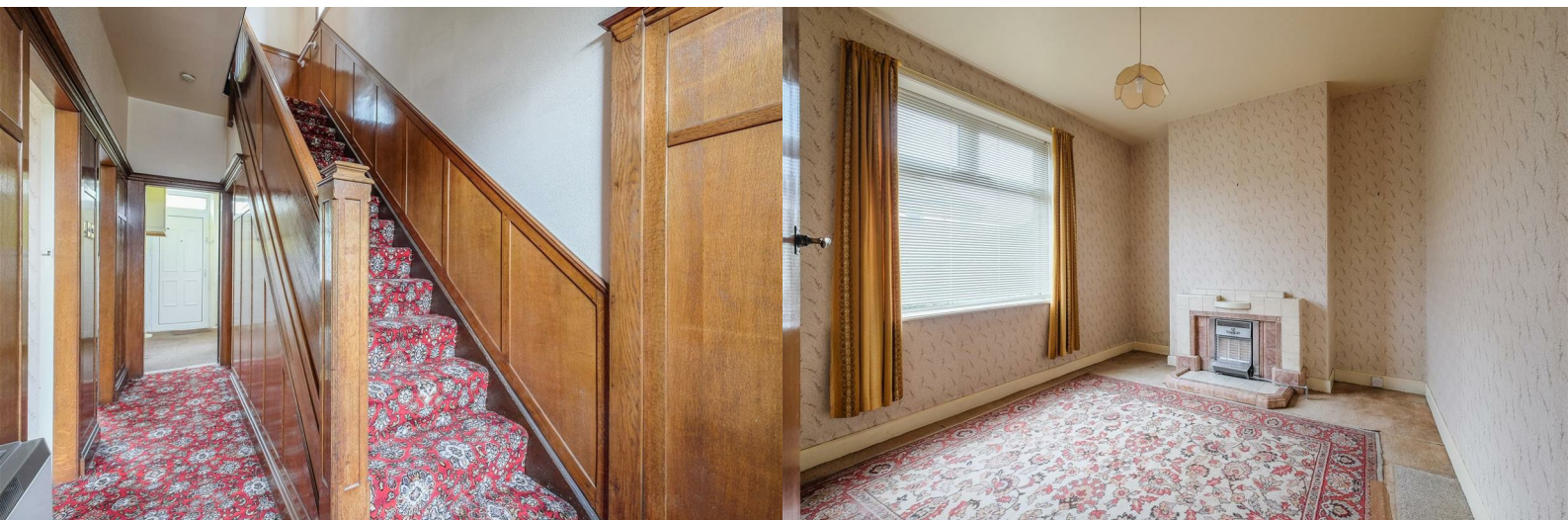
Residential Sales and Lettings



42 Lowerhouses Lane

Almondbury, Huddersfield, HD5 8JW

Offers in the region of £129,950



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Entrance Hallway

Enter the property via a solid wood door into this wood panelled hallway. Access to living room, second reception room and kitchen. Benefiting from a walk in understairs storage cupboard. Stairs rise to first floor accommodation.

Living Room

A spacious living room having an Art Deco fireplace with gas fire sat on a tiled hearth and tiled surround. PVCu window to front aspect.

Second Reception Room

To the rear of the property is a second spacious reception room with a living flame gas fire sat on a marble hearth with marble surround. PVCu window to rear aspect

Kitchen

A partially tiled kitchen with cream wall units and a stainless steel sink and drainer. PVCu window to side aspect and PVCu door to rear garden.

Landing

Carpeted stairs rise to the first floor accommodation with access to all bedrooms and house bathroom. PVCu window to side aspect.

Bedroom One

To the front of the property is this spacious double bedroom with electric storage heater. PVCu window to front elevation.

Bedroom Two

To the rear is a second spacious double bedroom with electric storage heater and built in cupboards. PVCu window to rear aspect.

Bedroom Three

To the front is a single bedroom with a storage cupboard and PVCu window to front elevation.

House Bathroom

A partially tiled house bathroom with vinyl flooring. Comprising of WC, a wash basin and a bath with overhead electric shower. PVCu privacy window to rear elevation.

Exterior

To the front of the property is a private and enclosed garden with a paved patio area and herbaceous borders. Access down the side to the large rear garden, which has two paved patio area and mature trees and shrubs. The property has the potential to extend to the rear and to the side (STPP).

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



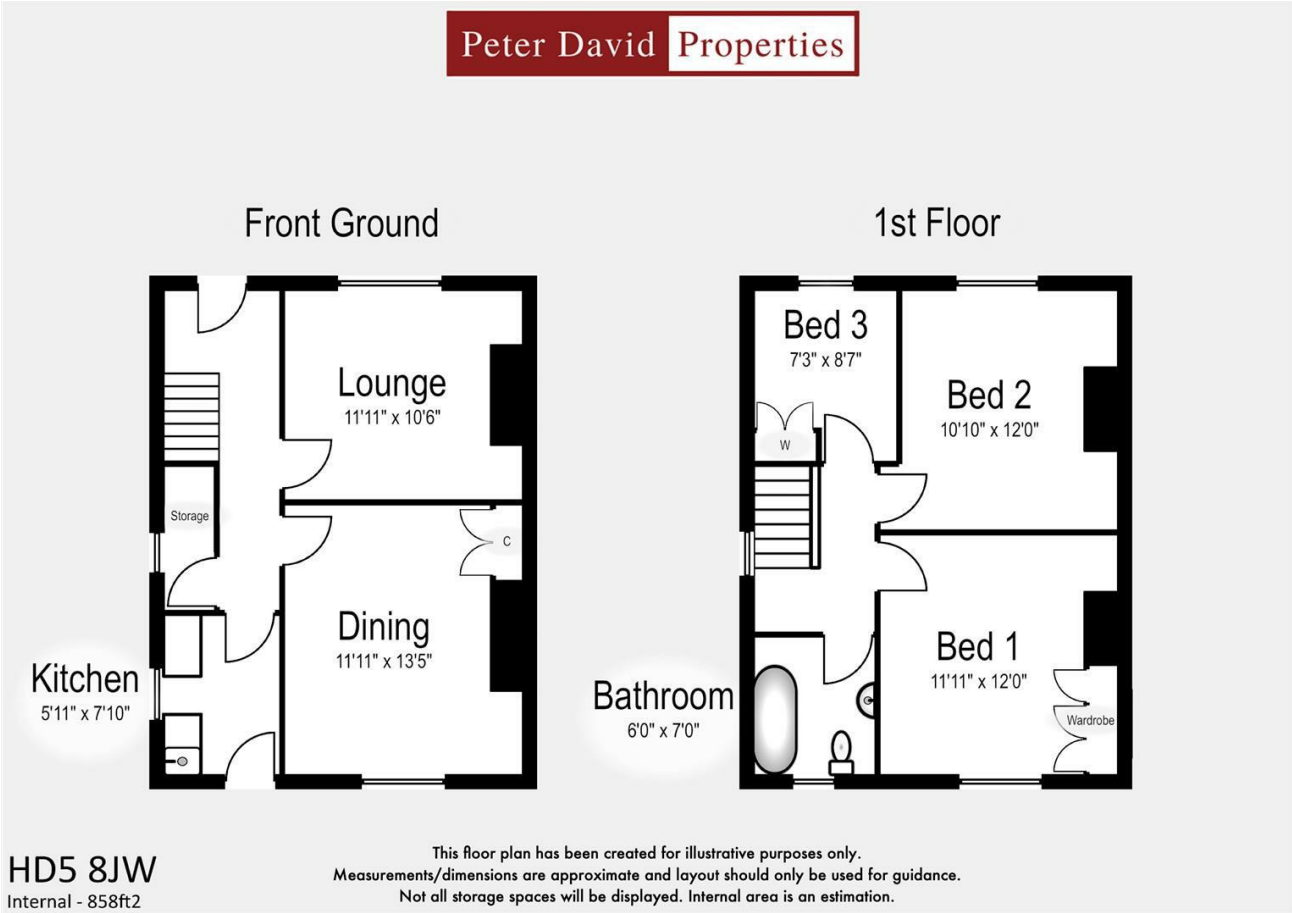
Hybrid Map



Terrain Map



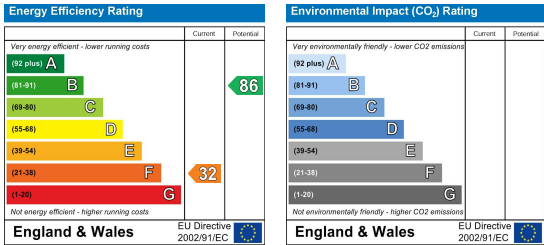
Floor Plan



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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