Peter David Properties Ltd

Residential Sales and Lettings

92 Swallow Lane

Golcar, Huddersfield, HD7 4NB

Offers in the region of £155,000

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Ground Floor -

Living Room
Enter straight into this cosy living room with exposed beams via a PVCu front door. An exposed red brick inglenook fireplace houses a log burning stove on a stone hearth with wood mantel taking pride of place. There is a PVCu window to the front aspect providing plenty of natural light. Carpeted stairs rise to the first floor and access to the kitchen/diner.

Kitchen/Diner
This kitchen boasts a modern well-equipped kitchen/diner comprising grey shaker style matching wall and base units, tiled splash backs, a laminate wood effect work surface and a composite sink and drainer. Integrated appliances comprise of a dishwasher, a washing machine, a wine cooler, an electric oven, a modern extractor fan, an electric hob and an eye-level microwave. There is also additional space for a freestanding fridge/freezer and a dining table. There is a PVCu window to the front aspect and a PVCu privacy window to the rear.

First Floor -

Landing
A grey carpet flows throughout the landing which provides access to both bedrooms and the house bathroom. There is also access to the fully boarded loft which benefits from electrics.

Master Bedroom
A generously sized master bedroom with a PVCu window to the front elevation.

Bedroom Two
A second double bedroom with decorative paneling and a PVCu window to the front elevation.

House Bathroom
A partially tiled house bathroom comprising of a W/C, a Victorian style wash basin, a bath and a shower with a glass screen. PVCu privacy window to the rear.

Exterior
To the side of the property is a small yard providing space for bin storage.

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.

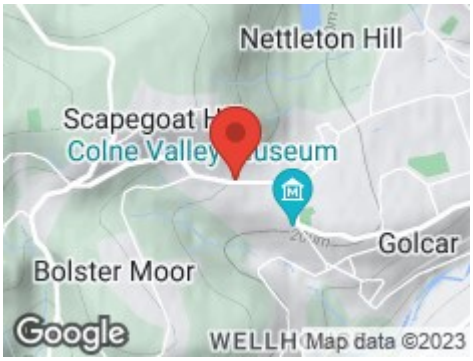
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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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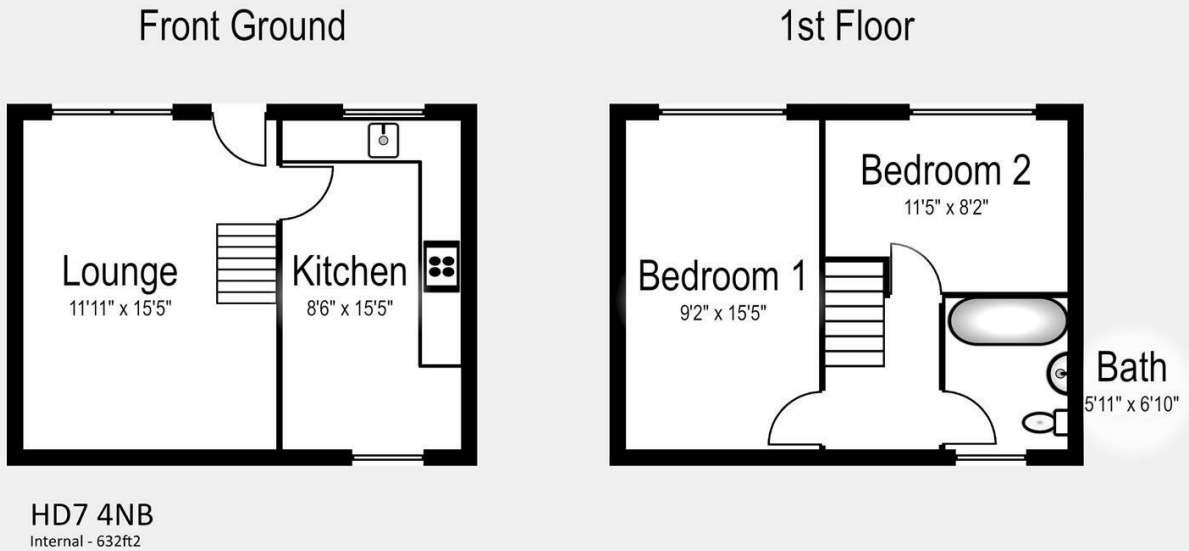


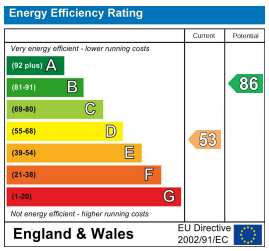
HD7 4NB
Internal - 632ft2

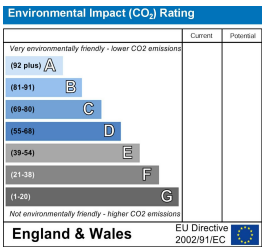
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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