Peter David Properties Ltd

Residential Sales and Lettings

31 Warrenside

Deighton, Huddersfield, HD2 1LW

Offers in the region of £209,950

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Ground Floor -

Entrance Hallway
Enter the property via a PVCu door with a glass panel and a glass side panel into this spacious entrance hallway. The hallway provides access to the kitchen, living room, and second reception room/third bedroom with stairs rising to the first floor accommodation. The hallway boasts ample under-stairs storage.

Kitchen
This kitchen is set to the rear of the property comprising, wood effect laminate flooring, cream matching wall and base units and wood effect laminate work-surfaces. Integrated appliances comprise of: an electric oven, a gas hob and an extractor fan. There are three free standing spaces for appliances, one with plumbing for a washing machines, and a stainless steel sink and drainer sits under a PVCu window overlooking the rear garden. Also benefiting from a useful storage cupboard.

Living Room
A generously sized living room with wood effect laminate flooring and a large hardwood window to the front aspect.

Second Reception Room/Third Bedroom
The property boasts a second reception room which is currently utilized as a dining room. However, could be used as a ground floor bedroom. PVCu window to the rear aspect.

First Floor -

Bedroom One
The master bedroom is set to the front of the property, benefiting from floor to ceiling wooden fitted wardrobes providing ample storage. A PVCu window overlooks the front elevation.

Bedroom Two
A second double bedroom set to the rear of the property. Benefitting from a storage cupboard and a PVCu window that overlooks the rear elevation.

House Bathroom
A partially tiled house bathroom with wood effect laminate flooring comprising of; a WC, a wash basin and a bath with a handheld shower. A hardwood velux window to the side aspect allows plenty of natural light to flow in.

Exterior
The property sits on a substantial corner plot with gardens to three sides. To the rear is a large fully enclosed garden with a well-established and impressive vegetable patch. To the side is a concrete driveway and patio area providing off-road parking for up to five cars. The driveway leads to a large double garage benefiting from up and over doors and electrics. To the front is a further patio area.

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.

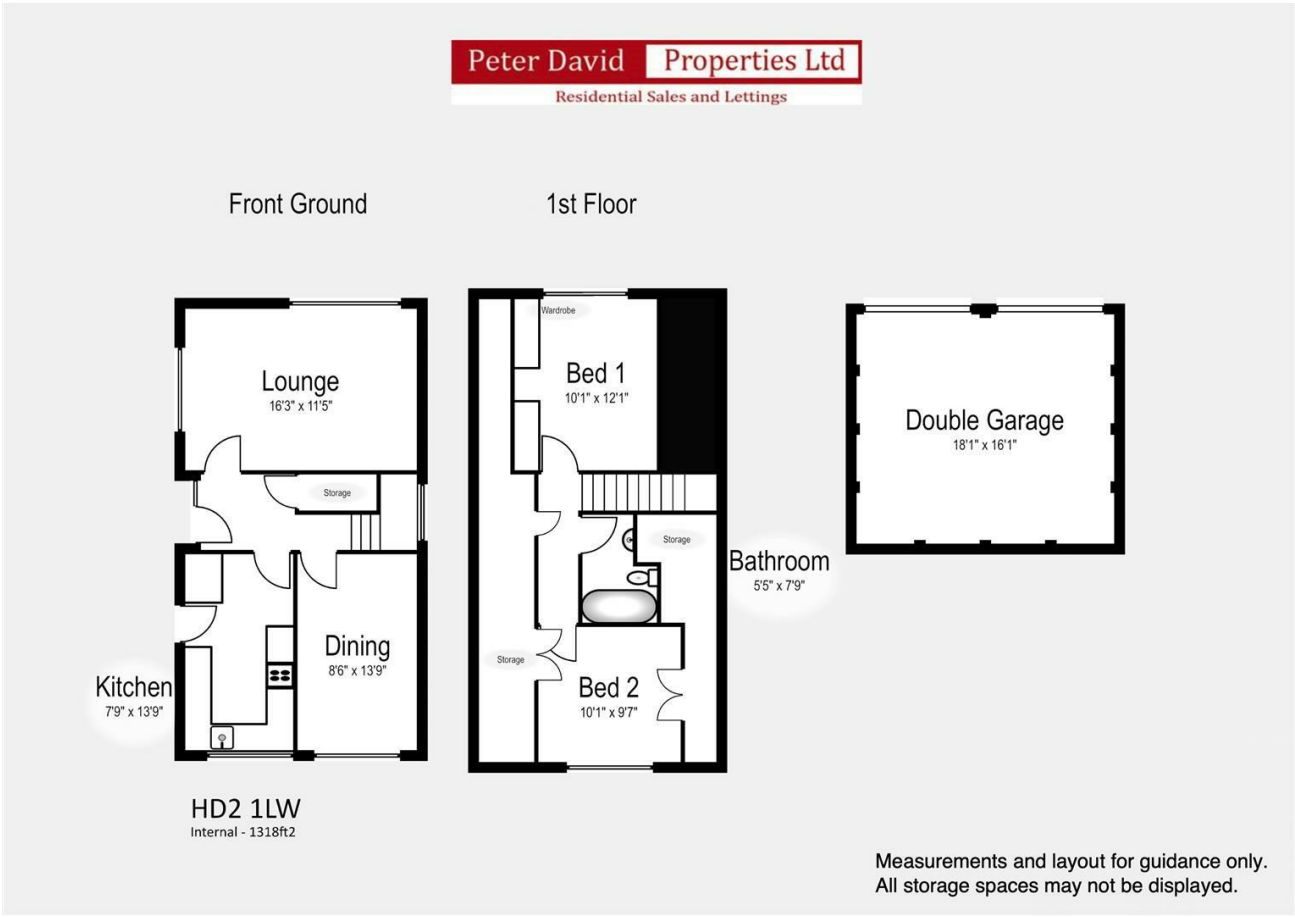
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

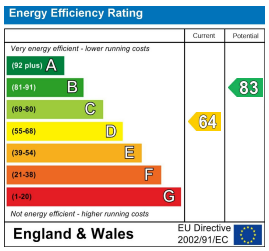
Floor Plan

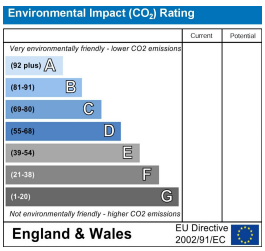


Viewing

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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