Peter David Properties Ltd

Residential Sales and Lettings

22 Benn Lane

Longwood, Huddersfield, HD3 4RT

Offers in the region of £140,000

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Kitchen
Enter this property through a solid wood barn door into a galley kitchen with tiled flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a gas hob and an extractor. There a two free-standing spaces for appliance and a stainless-steel sink and drainer under a PVCu window overlooking the garden. Benefiting from a large walk-in pantry. Stairs rise to the first-floor accommodation.

Living Room
A spacious living room with solid wood flooring, exposed beams, solid wood drawers and shelving and an inset gas effect log burner taking pride of place. There are two large PVCu windows to the front aspect and a further PVCu window to the rear, providing plenty of natural light.

Landing
A landing with a feature exposed stone wall with a PVCu window to the rear. Access to all bedrooms and bathroom.

Bedroom One
A spacious double bedroom with a neutral carpet and fitted wardrobes. Featuring exposed beams and two PVCu windows, one overlooking the front garden and one to the side aspect.

Bedroom Two
A second double bedroom with laminate flooring. PVCu window to front elevation.

House Bathroom
A large partially tiled bathroom with wash basin and bath with hand-held shower. PVCu privacy window to front elevation.

WC
A separate WC with vinyl flooring. Comprising of: WC, hand basin with tiled splashback and PVCu privacy window to rear.

Exterior
To the front of this property there is a large-enclosed garden with two paved patio areas. Steps lead down to an artificial lawn and a decked area perfect for entertaining. Two sheds provide plenty of storage. To the rear of the property is a quite lane with access to the property.

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.

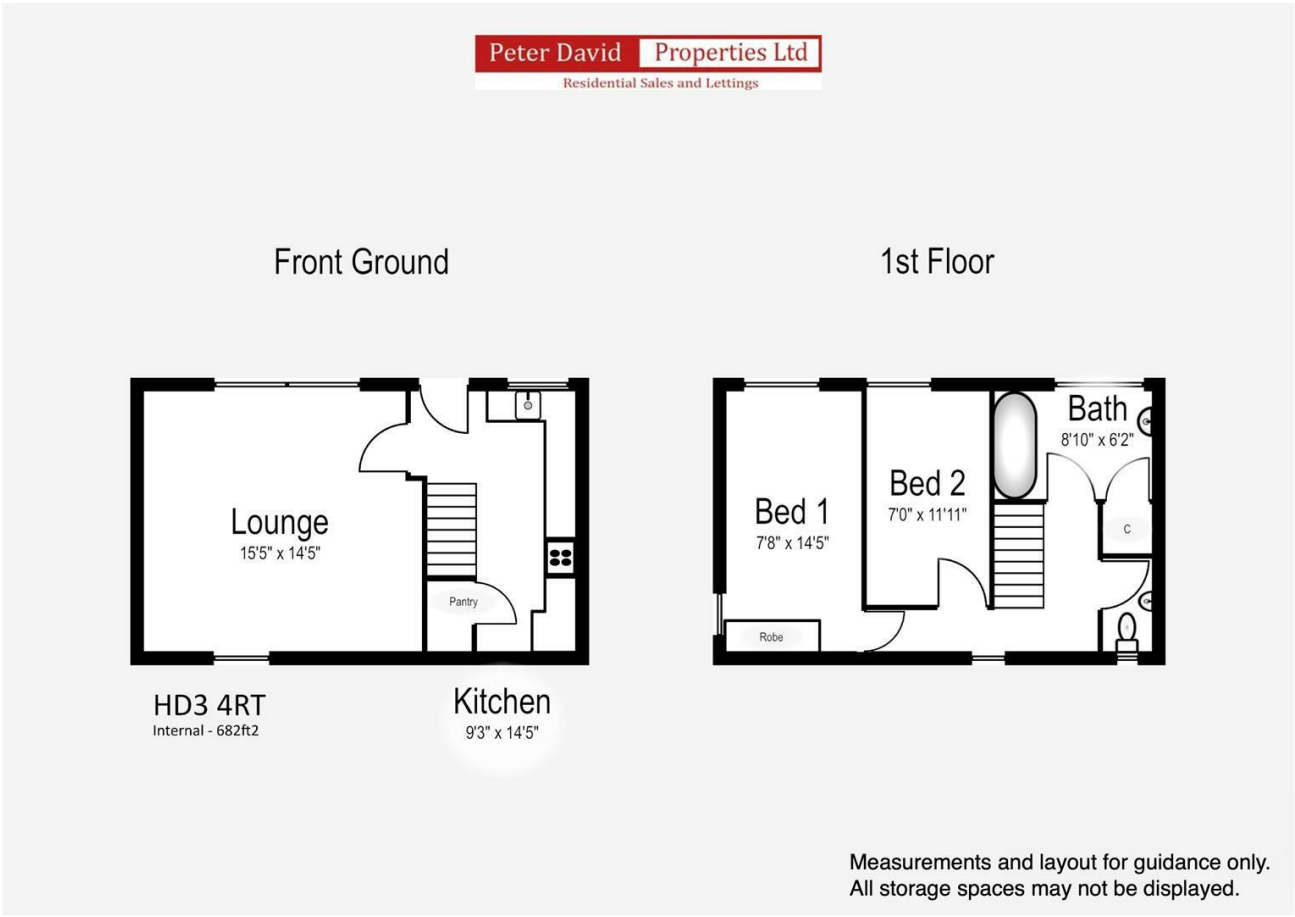
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

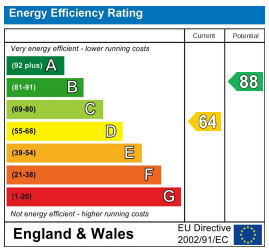
Floor Plan

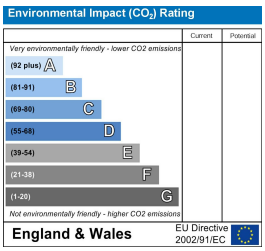


Viewing

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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