

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 7 Farriers Way

Lindley, Huddersfield, HD3 3FS

Price guide £389,950



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## Entrance Hall

Enter the property through a stylish composite front door into a light and spacious entrance hallway, which provides access to the living room, kitchen/diner, ground floor WC and integral garage. There are also stairs rising to the first floor accommodation. Stunning Porcelain marble effect floor tiles flow throughout the hallway and into the kitchen/diner.

## Living Room

Stylish double wood and glass paneled doors lead into a modern and well appointed living room featuring a large PVCu bay window to the front aspect allowing for plenty of natural light. A soft grey carpet compliments the neutral interior.

## Kitchen/Diner

This fabulous kitchen/diner is the hub of this home and provides a perfect space to entertain guests. The high specification kitchen features high gloss matching wall and base units, grey composite work surfaces and a stainless steel sink positioned in front of a PVCu window overlooking the rear garden. Integrated appliances comprise of an electric oven, an induction hob, an extractor fan, a dishwasher and a fridge/freezer. There is a spacious dining area with PVCu french doors leading out into the rear garden and also a breakfast bar providing an additional dining option. An archway leads off the kitchen into a utility area.

## Utility Room

A useful utility room with a grey composite worktop and plumbing for a washing machine and space for a further two freestanding appliances. A composite door provides access to the rear garden and there are marble effect ceramic tiles to the floor.

## Downstairs WC

A modern partially tiled ground floor WC with hand basin.

## Landing

A light and spacious landing providing access to all bedrooms and house bathroom. There is a light grey carpet which flows throughout the first floor accommodation and a large storage cupboard housing the water tank. There is also a PVCu window to the side aspect.

## Master Bedroom

A luxurious and immaculately presented master bedroom featuring a dressing area with floor to ceiling wardrobes with mirrored sliding doors. There is a PVCu window to the rear elevation.

## En-suite

A fully tiled, luxurious en-suite shower room with a WC, hand basin and a shower cubicle. There is a PVCu privacy window to the rear aspect and an illuminated wall mirror.

## Bedroom Two

A double bedroom with a PVCu window to the front aspect. Additionally there is a built in wardrobe offering useful storage space.

## Bedroom Three

A double bedroom with a PVCu window to the front aspect.

## Bedroom Four

A fourth double bedroom with a PVCu window to the rear.

## House Bathroom

A stylish and cotemporary half tiled house bathroom with a WC, wash basin, bath and a separate shower cubicle with a waterfall shower. There are ceramic tiles to the floor and a PVCu privacy window to the front.

## Exterior

To the front of the property there is a lawn and a double paved driveway leading to a single integral garage. To the rear of the property an attractive, enclosed garden with a

spacious lawn and a paved area, perfect for relaxing in the sun or entertaining friends.

### **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



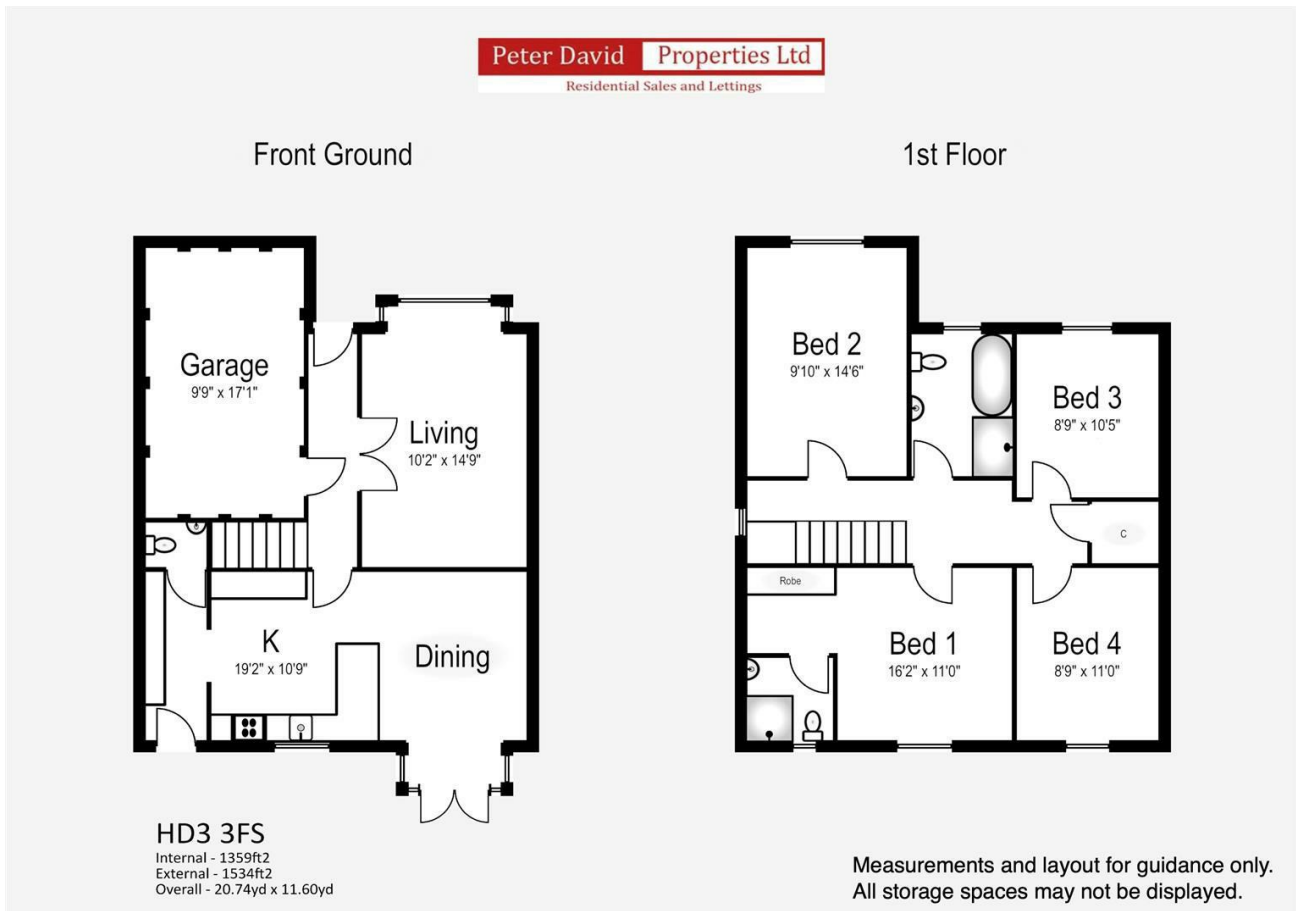
## Hybrid Map



## Terrain Map



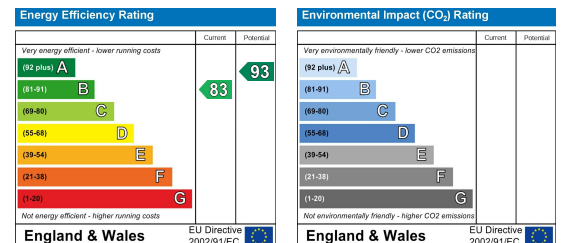
## Floor Plan



## 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk