Peter David Properties Ltd

Residential Sales and Lettings

Wendover 47 Penistone Road

Fenay Bridge, Huddersfield, HD8 0AW

Offers in the region of £285,000

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Sun Room
Enter the property via a PVCu front door into a spacious summer room with ceramic tiled flooring and a feature stone wall. A wooden door with glass panels provides access to the entrance hallway.

Hallway
This deceptively spacious entrance hallway provides access to all the rooms in the property benefiting from ceramic tiled flooring and a large storage cupboard.

Kitchen
A partially tiled kitchen with matching wooden wall and base units, laminate work surfaces, tiled splash backs and a two seater breakfast bar. Integrated appliances comprise a inset Aga, a fridge/freezer, and a stainless steel sink and drainer. There is a PVCu window to the rear and a wooden door provides access to the rear garden.

Living Room
A well appointed living room offering a wealth of original features from ornate cornices, a decorative ceiling rose and an original marble fireplace with wood surround housing a gas fire offering an attractive focal point. The living room is dual aspect with a large PVCu bay window to the front and two PVCu windows to the side aspect.

Bedroom One
A generously sized double bedroom sent to the rear of the property. PVCu window to the side aspect.

Bedroom Two
A second double bedroom with a decorative ceiling rose, and ornate cornices. PVCu window to the front aspect.

Bedroom Three
A third double bedroom currently utilized as a office. PVCu window to the rear aspect.

House Bathroom
A partially tiled house bathroom with ceramic tiled flooring, comprising; a WC, a bedit, a wash basin and a bath with an overhead shower.

WC
A separate partially tiled W/C with a wash basin.

Exterior
Externally this property benefits from an abundance of outside space with a total of five lawns! There is a private road which leads to the front of the property where there are three lawns and herbaceous boarders. The property boasts off-road parking for two cars and a large detached garage. Additionally there is a spacious outhouse which benefits from electrics and plumbing which is currently utilized as a utility room. To the rear of the property there is a further lawn and two patio areas.

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.

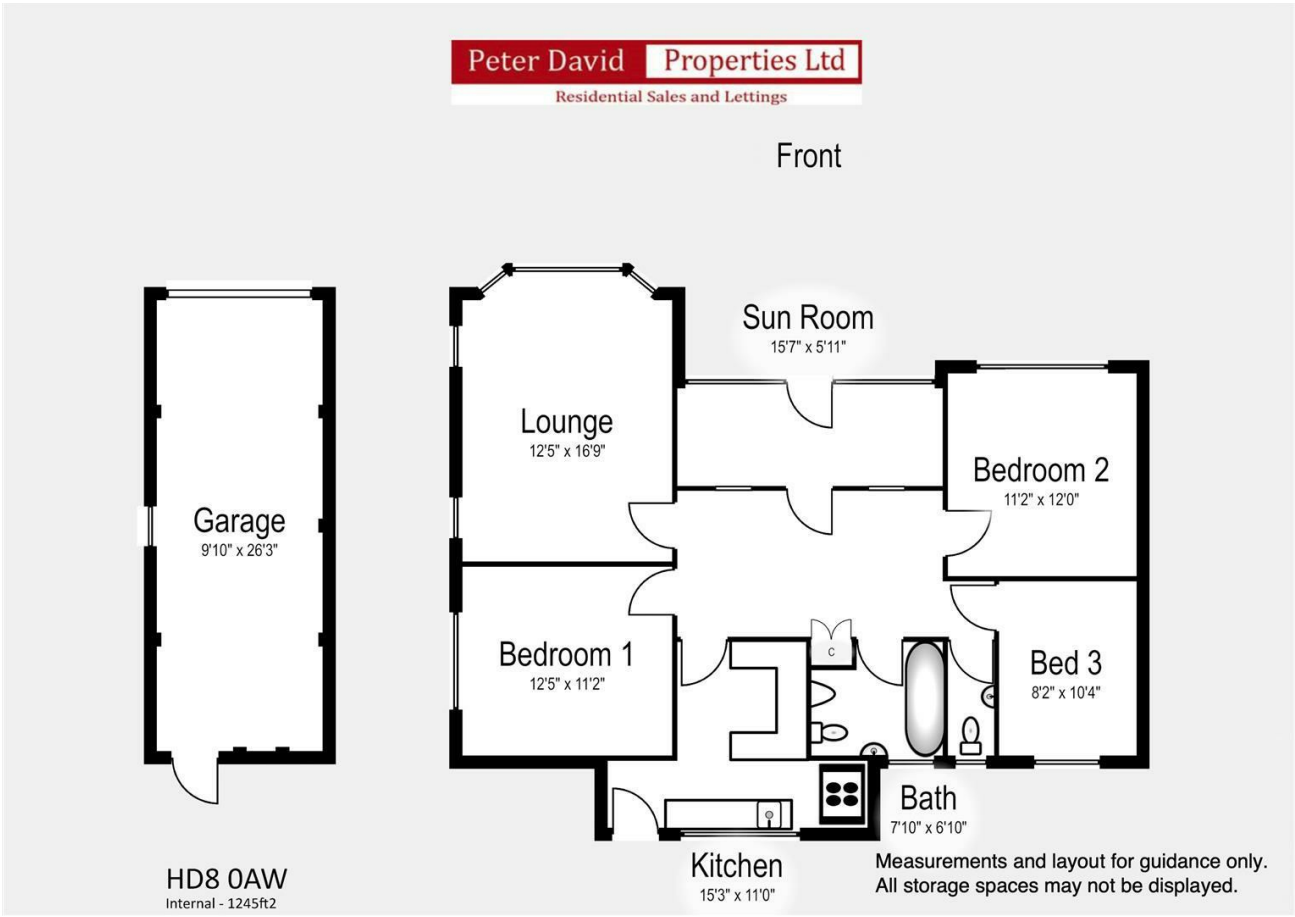
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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

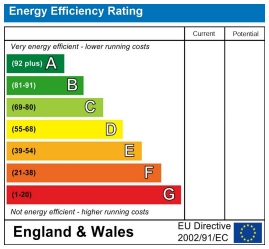
Floor Plan

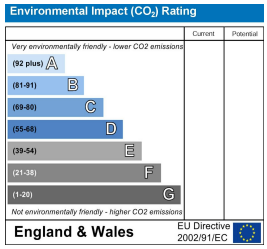


Viewing

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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