Peter David Properties Ltd

Residential Sales and Lettings

# 64 Dryden Way

Lindley, Huddersfield, HD3 3ZH

**Offers in the region of £269,950**

3 2 1 B

# 64 Dryden Way

Lindley, Huddersfield, HD3 3ZH

## Offers in the region of £269,950

### Entrance hallway
Enter the property through a composite door into the entrance hallway. Access to the the WC and living room and stairs rise to the first floor. A PVCu window to the side aspect.

### WC
A useful WC with tiled flooring and a wash basin. A privacy PVCu window to the side aspect.

### Living Room
Set to the rear of the property is the family living room with laminate flooring. Carpeted stairs lead down to the kitchen/diner. Two PVCu windows and Juliette balcony to the rear allowing plenty of natural light.

### Kitchen/diner
To the lower ground floor is this spacious family kitchen diner with tiled flooring, matching cream wall and base units and laminate wood effect worktops with splashbacks. Integrated appliances include: A fridge freezer, induction hob with extractor, an eye level oven/grill and a dishwasher. There is an additional space for a washing machine. The kitchen/diner has ample space for a family dining table and benefits from a pantry with space for a dryer. To the rear are PVCu patio doors leading out to the garden.

### Landing
Carpeted stairs rise to the first floor accommodation with access to all bedrooms and the house bathroom. A PVCu to the side aspect.

### Master Bedroom
To the front of the property is the master bedroom benefitting from fitted wardrobes. There PVCu window to the front aspect.

### En-Suite
A partially tiled en-suite with laminate flooring. Comprising of: A shower cubicle, WC and a wash basin. A PVCu privacy window to the front aspect.

### Bedroom Two
A spacious double second bedroom set to the back of the property with carpeted flooring. A PVCu window to the rear elevation.

### Bedroom Three
A third good sized single bedroom currently used as an office/dressing room. A PVCu window to the rear elevation.

### House Bathroom
An modern and partially tiled house bathroom. Comprising of: A WC, wash basin and a bath with overhead shower and glass screen.

### Exterior
To the rear of the property is an enclosed garden with a flagged stone patio with flagged stone path providing access to the front of the property and a lawn area. To the front of the property is a driveway with parking for two cars which leads to the single garage, a bin store and additional lawn 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.

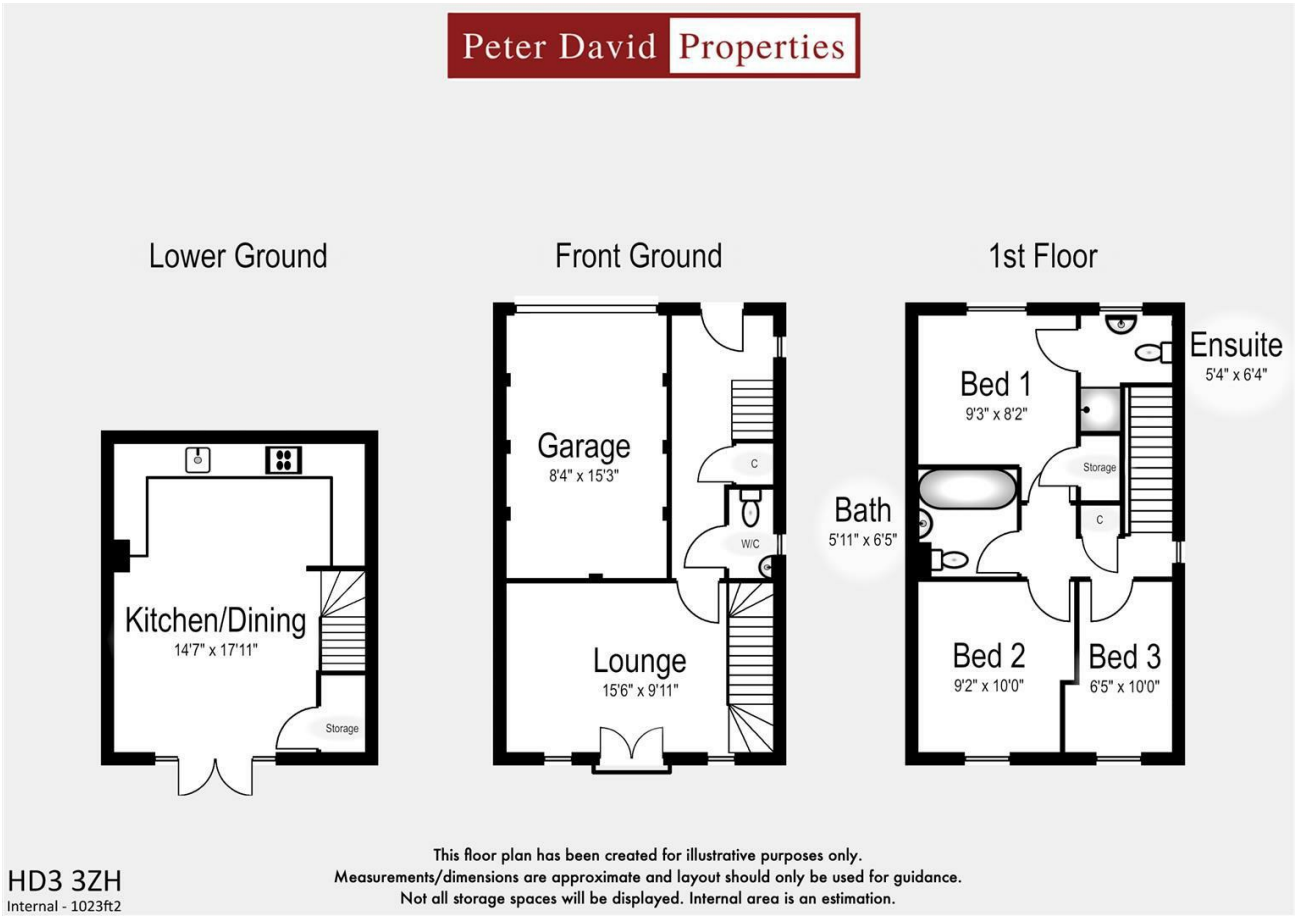
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

## Road Map

## Hybrid Map

## Terrain Map

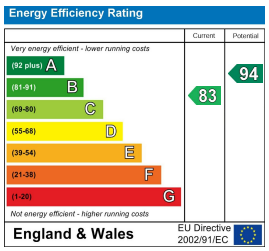
## Floor Plan

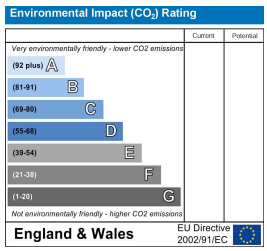



## Viewing

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.

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

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

102 Commercial Street
Brighouse HD6 1AQ

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

20 New Road
Hebden Bridge HX7 8EF

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

213 Halifax Road
Huddersfield HD3 3RG

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