

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 72 Kirkwood Drive

Lindley, Huddersfield, HD3 3WJ

Offers in the region of £350,000



# 72 Kirkwood Drive

Lindley, Huddersfield, HD3 3WJ

Offers in the region of £350,000



## Entrance Hallway

Step into the welcoming entrance hallway via a solid wood door with a glass panel to the side leading into this spacious entrance hallway. The hallway provides access to the living room, the house bathroom, a separate WC, all three bedrooms, and a practical cloakroom. There are also two additional storage cupboards providing ample space for all household essentials.

## Kitchen

The kitchen comprises white matching wall and base units, complemented by laminate work surfaces and tiled effect linoleum flooring. Integrated appliances comprise a electric oven, a gas hob and an extractor fan. There are two additional spaces for appliances one of which has the benefit of plumbing for a washing machine. There is a PVCu window to the side aspect allowing plenty of natural light to flow through. Access to the rear porch.

## Living/Dining Room

A dual aspect living room flooded with natural light with a bay window to the front aspect and patio doors to the rear. A electric fire resting on a marble hearth with a stylish stone surround creates a cozy atmosphere and there is ample space for a dining table.

## Rear Porch

A useful rear porch with ceramic tiled flooring and a PVCu door to the rear aspect.

## W/C

A convenient WC room with a WC and a wash basin. There is linoleum flooring and a PVCu privacy window to the front aspect.

## Bedroom One

A spacious master bedroom with two PVCu windows to the front aspect flooding the room with natural light.

## Bedroom Two

A second double bedroom with PVCu patio doors leading out to the side aspect of the garden.

## Bedroom Three

A single bedroom with a PVCu window to the rear aspect.

## House Bathroom

The house bathroom comprises a four piece suite including a WC, a wash basin, a bath and separate shower with a shower curtain. There is a PVCu privacy window to the rear aspect.

## Exterior

Situated on a generously proportioned corner plot, this property offers an array of desirable external features, including a spacious driveways providing off road parking for two cars! Additionally, the house boasts surrounding gardens to four sides with various lawns and patio areas. The property also benefits from a single detached garage with an up and over door.

## 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.

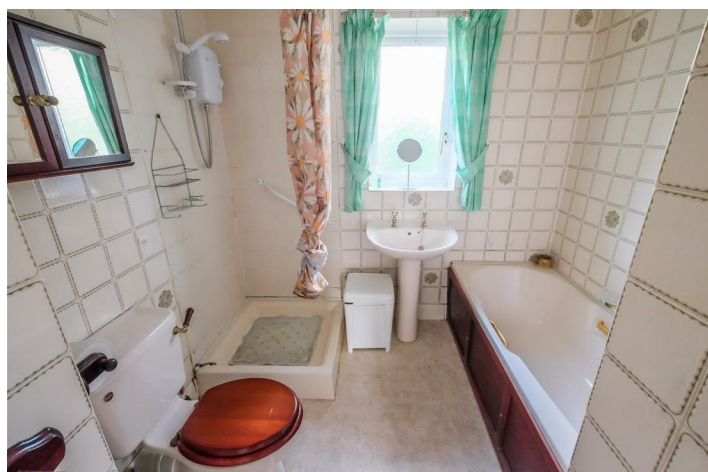
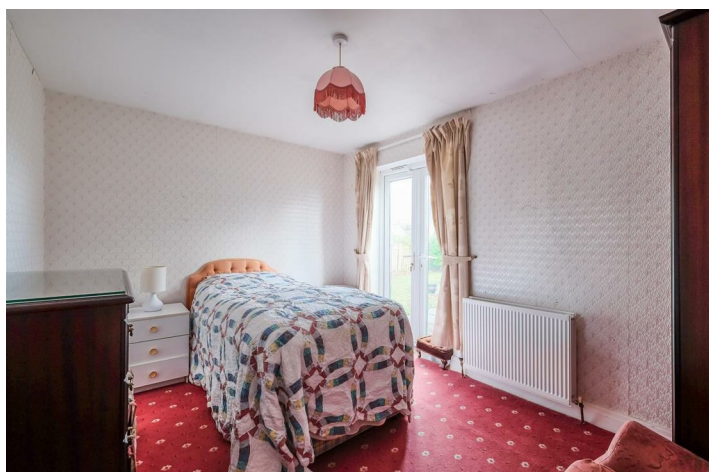
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



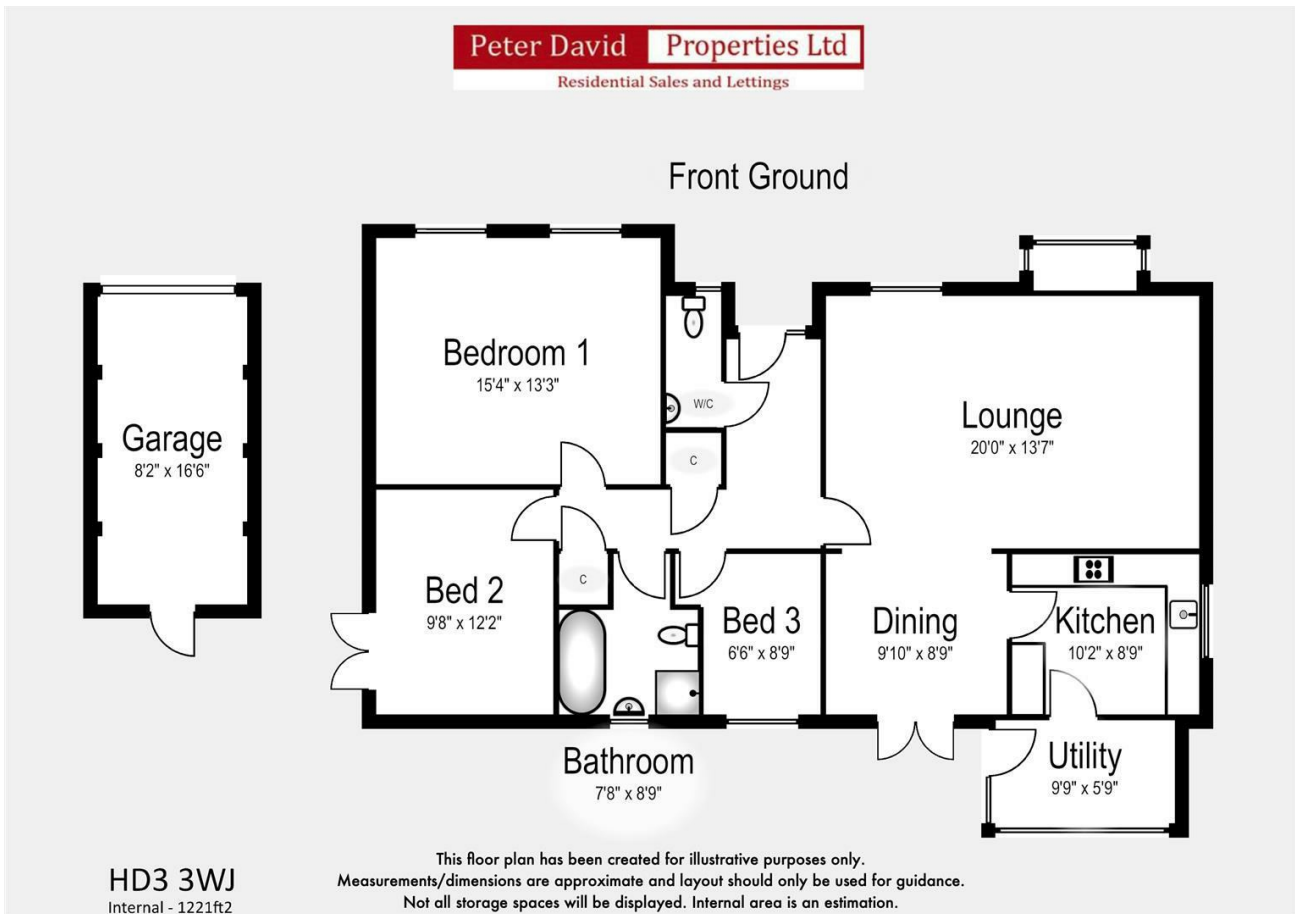
## Hybrid Map



## Terrain Map



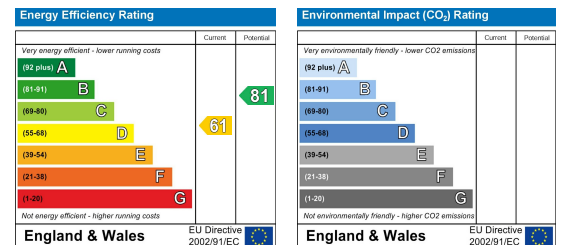
## Floor Plan



## 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