

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 49 Heaton Road

Gledholt, Huddersfield, HD1 4HZ

Offers over £190,000



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## Entrance Hallway

This large entrance hallway provides access to the first floor accommodation, the kitchen diner and the living room. Offering space for a study area, a piano and plenty of room for coats and shoes!

## Living Room

This spacious living room has panoramic views over the Colne and Holme Valleys. There is a wall-mounted gas fire.

## Kitchen Diner

The kitchen has wall and base units, tiled splashbacks, a fitted dishwasher, a new gas cooker and space for freestanding appliances. There are windows to the front and side aspects, a spotlight ceiling and access to the hall, living room and lower ground floor.

## Landing

The landing has a small window to the front elevation and a loft hatch.

## Master Bedroom

A large double bedroom with fitted wardrobes and cupboards, as well as windows to the rear elevation.

## Bedroom Two

A front-facing double bedroom. With a fitted wardrobe/cupboard.

## Bedroom Three

A large double bedroom with windows to the rear elevation. With a useful wardrobe / storage cupboard.

## Bathroom

The half-tiled bathroom has a four piece suite, comprising:

a corner shower cubicle, a WC, a bath with a hand-held shower and a hand basin. Benefiting from a heated chrome towel rail and windows to the front and side elevations.

## Lower Ground Floor & Bedroom Four

To the lower ground floor (accessed from the kitchen diner and externally from the rear of the property), there is a utility room / snug, a double bedroom with a window to the rear aspect and a bathroom. The bathroom has a spotlight ceiling, half tiled walls, a chrome heated towel rail and a three piece suite, comprising: a WC, a hand basin and a shower cubicle. With a window to the side aspect.

## Exterior

From the front of the property a driveway leads down to a fenced and paved area at the rear of the property, with space for two cars as well as a patio. Steps go down to the lawn/garden (currently rented from Kirklees Council) beyond which are fields, meaning the garden is not overlooked and is safe for children. The front garden could be paved to provide further off-road parking.

## Leasehold

The property is leasehold, with £8 per year Ground Rent payable to Estates & Management Ltd. The next annual payment is due 23rd March 2020.

The lower section of the garden to the rear of the property is currently rented from Kirklees Council. The annual payment in May 2019 was £31.66; the next payment is due on 8th May 2020.

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Directions

For Satnav please use the postcode HD1 4HZ.

## 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.

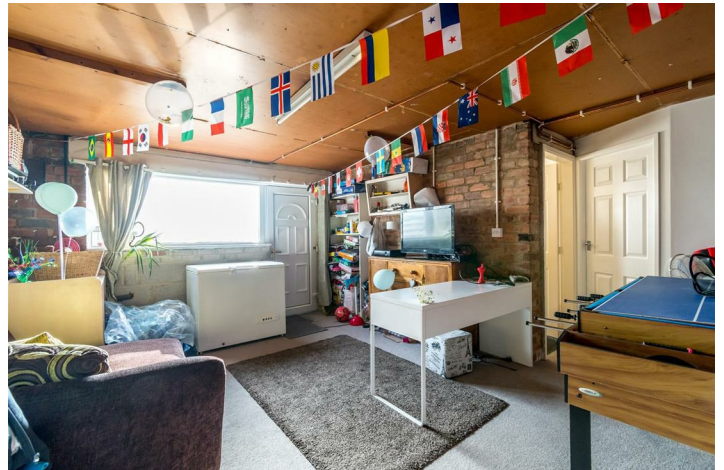
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



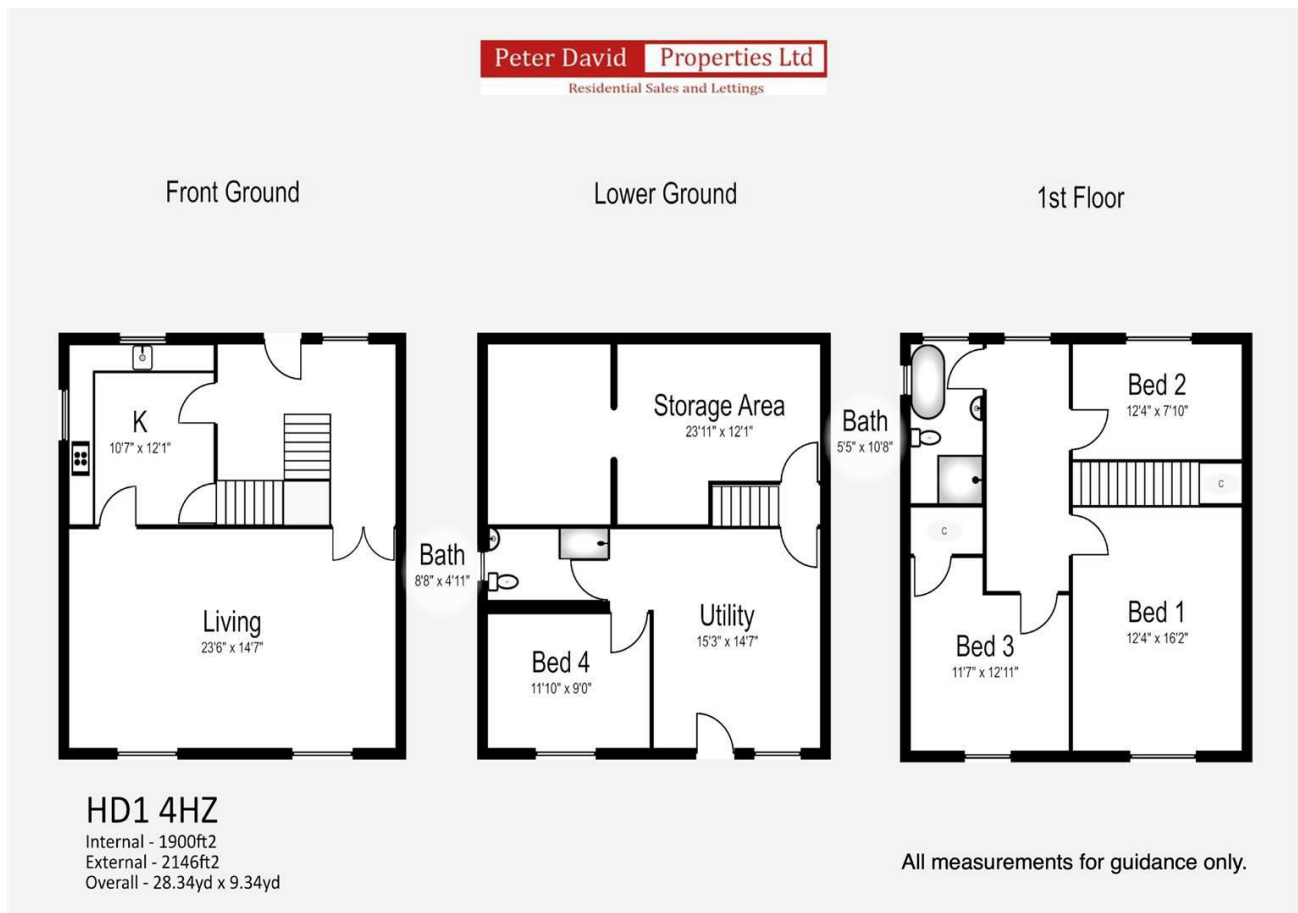
## Hybrid Map



## Terrain Map



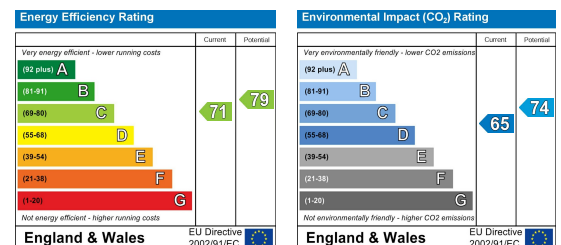
## Floor Plan



## 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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