



## 4 Blacksmith Way

Lindley, Huddersfield, HD3 3WX

Offers in the region of £280,000



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## Entrance Hallway

Enter the property into a coir matted hallway. Access into the kitchen/diner and staircase leading to first floor accommodation.

## Kitchen/Diner

A beautifully appointed, stone tiled spacious kitchen diner with white high gloss matching wall and base units, quartz work surfaces and quartz splashbacks. Integrated appliances include: an oven/grill, four ring electric hob and extractor, a fridge freezer, a dishwasher and a washing machine. There is a 1.5 stainless steel sink situated below a PVCu window to the front aspect. There is ample space for a dining table as well as extra seating at the breakfast bar. Access to both WC and living room.

## WC

A useful ground floor WC which benefits from partial tiling. Comprising of a WC and a wash basin.

## Living Room

A spacious living room with a neutral carpet. PVCu windows and patio doors open out into the rear garden.

## First Floor Landing

Carpeted stairs rise to the first floor accommodation. There is an opportunity to use the vast landing space as an office area. There are PVCu windows to the front and side aspect.

## Bedroom Two

A spacious neutrally carpeted second double bedroom. A PVCu window to the rear aspect of the property.

## Bedroom Three

A third neutrally carpeted bedroom. PVCu window to the front aspect.

## House Bathroom

A partially tiled house bathroom equipped with a bath with overhead shower, WC, sink and chrome heated towel rail.

## Second Floor Landing

Carpeted stairs rise to the second floor accommodation.

## Master Bedroom

A great sized master bedroom that benefits from Sharps built in wardrobes and an en-suite. A PVCu window to the front aspect of the property.

## En-Suite

A generous size partially tiled en-suite equipped with a shower cubicle, WC, wash basin and chrome heated towel rail. There is velux window.

## Exterior

To the front of the property is a tarmac driveway with parking for two cars. Access down the side to the rear, benefiting from a large patio area and an enclosed garden with a lawn.

## 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.



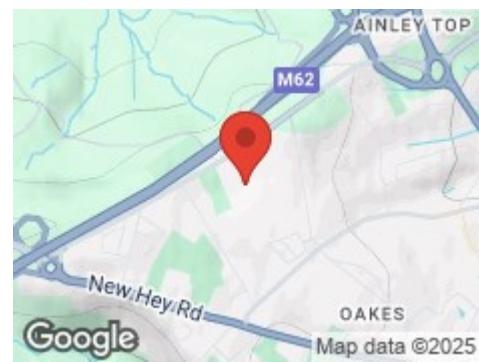
## Road Map



## Hybrid Map



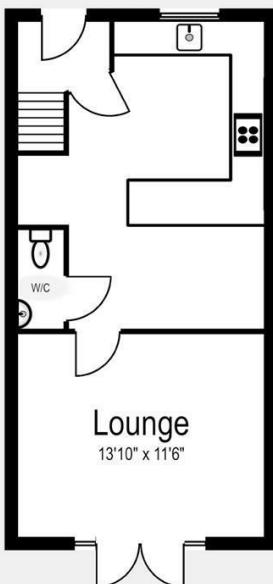
## Terrain Map



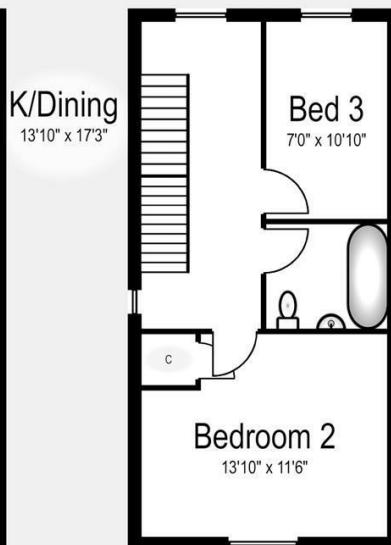
## Floor Plan

### Peter David Properties

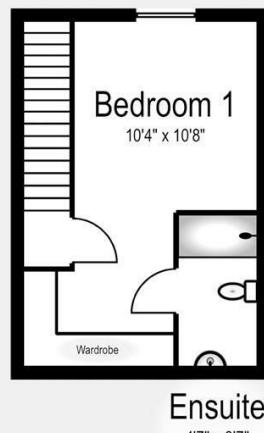
Front Ground



1st Floor



2nd Floor



HD3 3WX

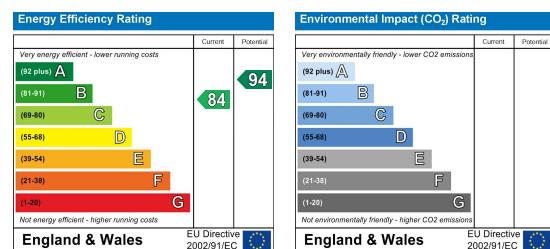
Internal - 1049ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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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