Peter David Properties Ltd

Residential Sales and Lettings

8 Easton Place

Huddersfield, HD3 4YH

Price guide £124,950

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Entrance Hallway
Enter the property through a composite door with steps rising to the first floor accommodation.

Living Room
A generous size living room with PVCu window to front. Access to kitchen and entrance hallway.

Kitchen/DIner
A modern kitchen/diner with white cottage style matching wall and base units, black laminate work surfaces and ceramic grey tiled flooring. Comprising electric oven, gas hob, extractor, stainless steel sink and drainer. There is space for additional free standing appliance with plumbing for a washing machine. Also benefiting from ample space for a dining area PVCu window to the rear aspect.

Landing
Providing access to bedrooms, bathroom and boarded loft. PVCu window to side elevation.

Master Bedroom
A large double bedroom with built in storage units and PVCu window to the front elevation.

Bedroom Two
A second double bedroom benefiting from a large storage cupboard and PVCu window to the rear.

Bathroom
A fully tiled bathroom with matching three piece suite comprising: Bath with over head shower, WC and hand basin. Ceramic tiled flooring. Also benefiting from a chrome towel radiator. PVCu window to the rear elevation.

Exterior
To the front of the property a paved driveway with parking for two cars. To the rear an enclosed flagged tired garden with large shed/workshop.

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

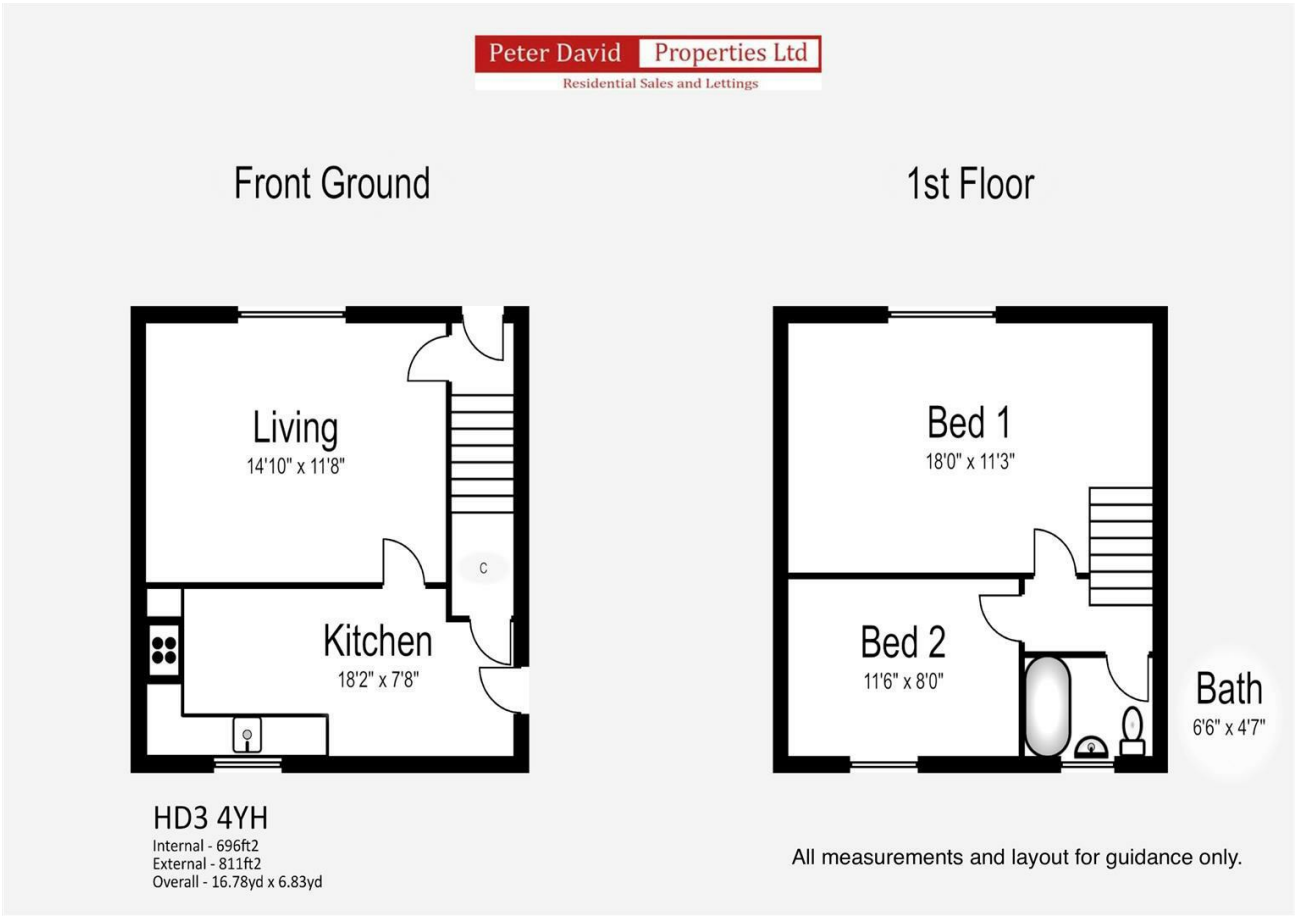
DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION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

Road Map

Hybrid Map

Terrain Map

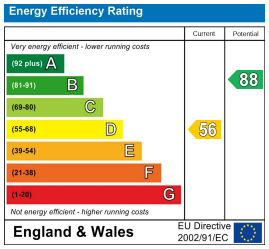
Floor Plan

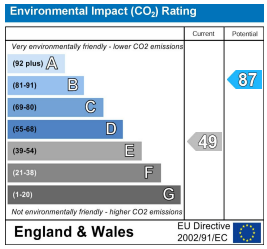


Viewing

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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