

Peter David

Properties Ltd

Residential Sales and Lettings



49 Blackhouse Road

Fartown, Huddersfield, HD2 1AP

Offers in the region of £70,000



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Entrance Hall

Enter the property via a PVCu front door into the hallway with stairs rising to the first floor accommodation and access to the living room.

Living Room

A carpeted living room with a PVCu window to the front aspect and a gas fire sat on a tiled hearth with black wooden surround. A wooden framed, glass sliding door leads into the kitchen space.

Kitchen

A kitchen offering wooden wall and base units, laminated work tops, tiled splash backs and a stainless steel sink and drainer. There is a wooden framed window to the side aspect (overlooking alleyway) and an internal door leading down to the cellar. There is wood effect vinyl to the floor.

Cellar

A useful cellar with potential to create additional living space STPP. Includes a Belfast sink, boiler and plumbing for a washing machine. There is a window to the front aspect.

Landing

A spacious landing providing access to the bedroom and bathroom. There is also an opening leading to the loft space.

Bedroom

A large double bedroom with a PVCu window to the front elevation and a neutral carpet.

Bathroom

A partially tiled bathroom with a PVC frosted window to the front aspect. The bathroom includes; a WC, a

wash basin and a bath with overhead electric shower (run from the unit or boiler) and glass screen. There is also a large, built-in storage cupboard to one wall.

Exterior

Externally the property has a paved yard to the front and on-street parking.

Mortgages

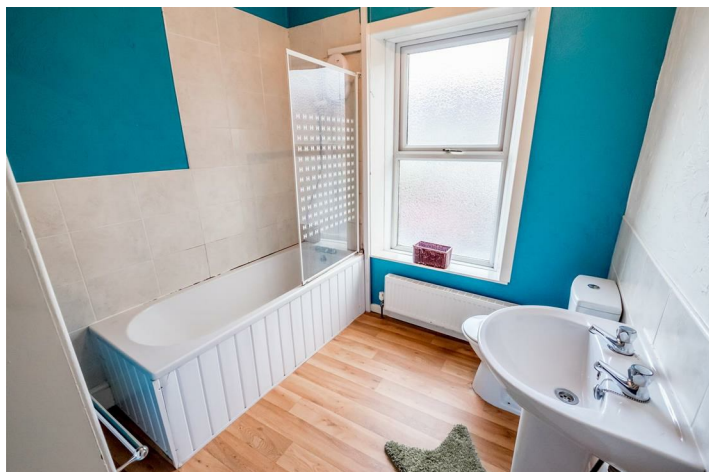
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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

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Front Ground

Lower Ground

1st Floor

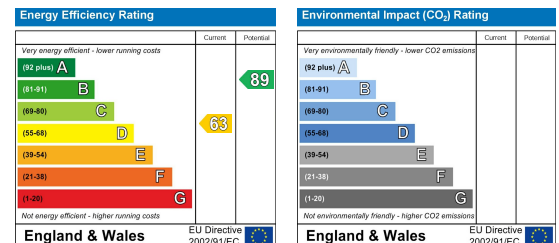
HD2 1AP
 Internal - 770ft²
 External - 920ft²
 Overall - 23.07yd x 5.33yd

Measurements and layout for guidance only.
 All storage spaces may not be displayed.

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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