Peter David Properties Ltd

Residential Sales and Lettings

77 Woodhouse Hill

Fartown, Huddersfield, HD2 1DH

Offers in the region of £259,950

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Open Plan Entrance/Kitchen/Diner

Enter the property via a wooden front door with feature glass panel into this open plan kitchen/dining area. The room is bright an airy with a PVCu window to the front, rear and three to the side aspect. There is also a PVCu door leading to the rear garden. Laminate flooring flows throughout the dining area and carpeted stairs rise to the first floor. Internal doors lead to the living room, a further reception room, a ground floor bathroom and a large under-stairs storage cupboard. The kitchen features hi-gloss matching wall and base units, laminate worksurfaces and a feature glass splash-back behind the cooker. Integrated appliances comprise; a large red, range cooker, an extractor fan and there are spaces for an additional three appliances including plumbing for a washing machine and space for a fridge/freezer. The kitchen also benefits from a stainless steel sink and drainer and ceramic tiles to the floor.

Living Room

A well presented living room with a PVCu bay window to the front aspect and a grey carpet. The room features an attractive stone fireplace with an inset gas fired stove.

Second Reception Room

An additional reception room which could serve a variety of purposes featuring a dual aspect with a PVCu window to the side and three windows to the rear aspect including a feature arched window to the centre. A neutral carpet flows throughout.

Ground floor Bathroom

A fully tiled bathroom with a WC andv wash basin set in a vanity unit, a large corner shower enclosure with a dual functioning rainfall shower and handheld unit. There is a chrome towel rail, an LED wall mirror and a PVCu privacy window to the rear aspect.

Landing

A split level landing providing access to the bedrooms, bathroom and loft space. There is a PVCu window to the rear elevation and a Velux roof window. Exposed beams and an open banister provide additional features and an in-built desk is currently used as an office space.

Master Bedroom

A spacious Master bedroom with a fitted wardrobe, a PVCu window to the front aspect and a neutral carpet.

Bedroom Two

A second double bedroom with a PVCu window to the side aspect, under-eaves storage cupboards and a neutral carpet.

Bedroom Three

A third double bedroom with a PVCu window to the side aspect, under-eaves storage cupboards and an additional storage cupboard. A neutral carpet flows throughout.

Loft

A folding, drop down ladder is used to access the loft space which is carpeted with a roof window to allow natural light in. The room is ideal for storage.

House Bathroom

A fully tiled house bathroom with a WC, wash basin, P-shaped bath with overhead shower and glass screen. There is also a chrome towel rail, LED wall mirror, a feature to the ceiling and a Velux roof window.

WC

A separate fully tiled WC comprising a WC and wash basin. There is laminate wooden flooring.

Exterior

Externally this property sits on a generous plot. To the rear there is a split-level, enclosed garden featuring a raised

patio area with a wood chipped area and garden shed accessed via steps, a pleasant lawn and a further paved area. The garden benefits from outdoor plug sockets and a hot and cold water tap. Gated access can be gained down both sides of the property. The front garden is elevated from the road side and features a large, enclosed lawn with surrounded trees and shrubs. There is a ceramic floor tiled seating area and a driveway with parking for up to three cars leading to a single, detached, stone built garage.

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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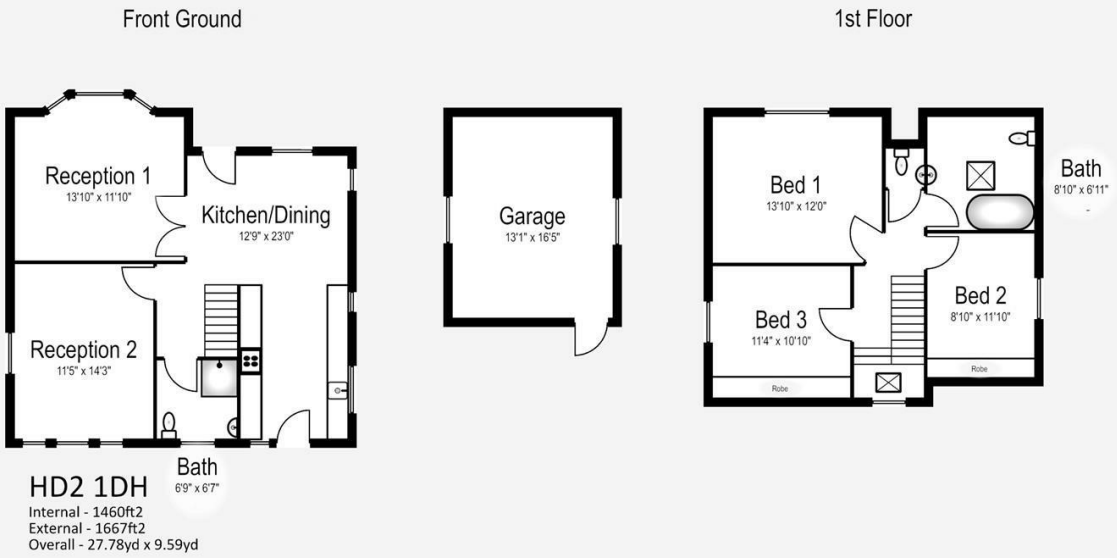


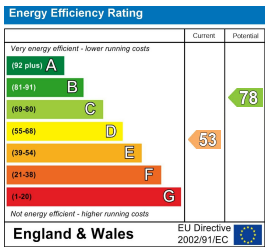
HD2 1DH
Internal - 1460ft2
External - 1667ft2
Overall - 27.78yd x 9.59yd

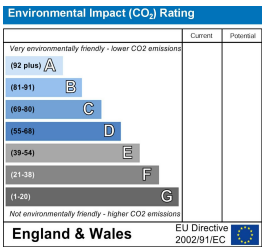
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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





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