Peter David Properties Ltd

Residential Sales and Lettings

18 Haigh Road

Lindley, Huddersfield, HD3 2AE

Price guide £225,000

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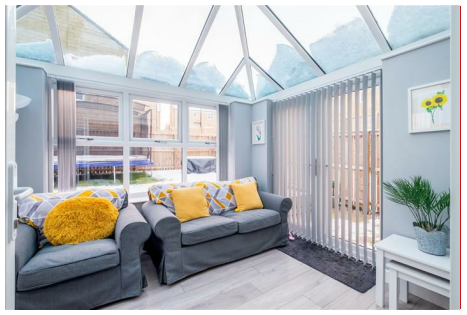


Entrance Hallway
Accessed via a composite door, this useful entrance hallway has a door leading into the living room and door leading into the integral garage.

Living room
A cosy living room with PVCu window to the front aspect. The living room benefits from a grey carpet which extends throughout the first floor accommodation. A door leads through to a hallway.

Hallway
Leading through from the living room and providing access to ground floor WC and kitchen diner. Stairs rise to the first floor accommodation.

WC
A useful ground floor WC with hand basin and grey vinyl wood effect flooring

Kitchen/Diner
A spacious and beautifully appointed kitchen/diner, with modern matching wall and base units and laminate work surfaces. Featuring integral gas hob, electric oven, extractor fan, washing machine, fridge, freezer and an inset stainless steel sink and drainer. The kitchen also benefits from grey wood effect laminate flooring and provides ample space for a dining area. With a PVCu window to the rear aspect and large PVCu french doors leading into the conservatory there is plenty of natural light

Conservatory
A large conservatory with laminate flooring overlooking the garden with PVCu french doors leading out onto the patio area. The conservatory benefits from underfloor heating so can be enjoyed all year round.

Landing
Providing access to all bedrooms and house bathroom. Featuring a large cupboard providing ample storage space. Access to loft.

Master Bedroom
A master bedroom providing splendid far reaching views through two PVCu windows to the front elevation.

En-suite
A partially tiled modern en-suite bathroom with three piece suite comprising; double shower cubicle, hand basin set in a vanity unit and WC. Also benefiting from grey wood effect vinyl flooring. PVCu window to front elevation.

Bedroom Two
A second double bedroom with PVCu window to the rear elevation.

Bedroom Three
A third double bedroom with PVCu window to the rear elevation.

House Bathroom
A partially tiled house bathroom with three piece suite comprising of WC, hand basin inset in vanity unit and a bath. Also featuring a heated white towel rail and grey wood vinyl effect flooring.

Garage
An integral garage with up and over door and benefiting from an electric car charging point.

Exterior
Externally the property benefits from a driveway with parking for up to two cars. Access gate to the side of

the property which leads to a private and enclosed garden to the rear. This southwest facing rear garden benefits from a patio area and lawn with surrounding timber fence.

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

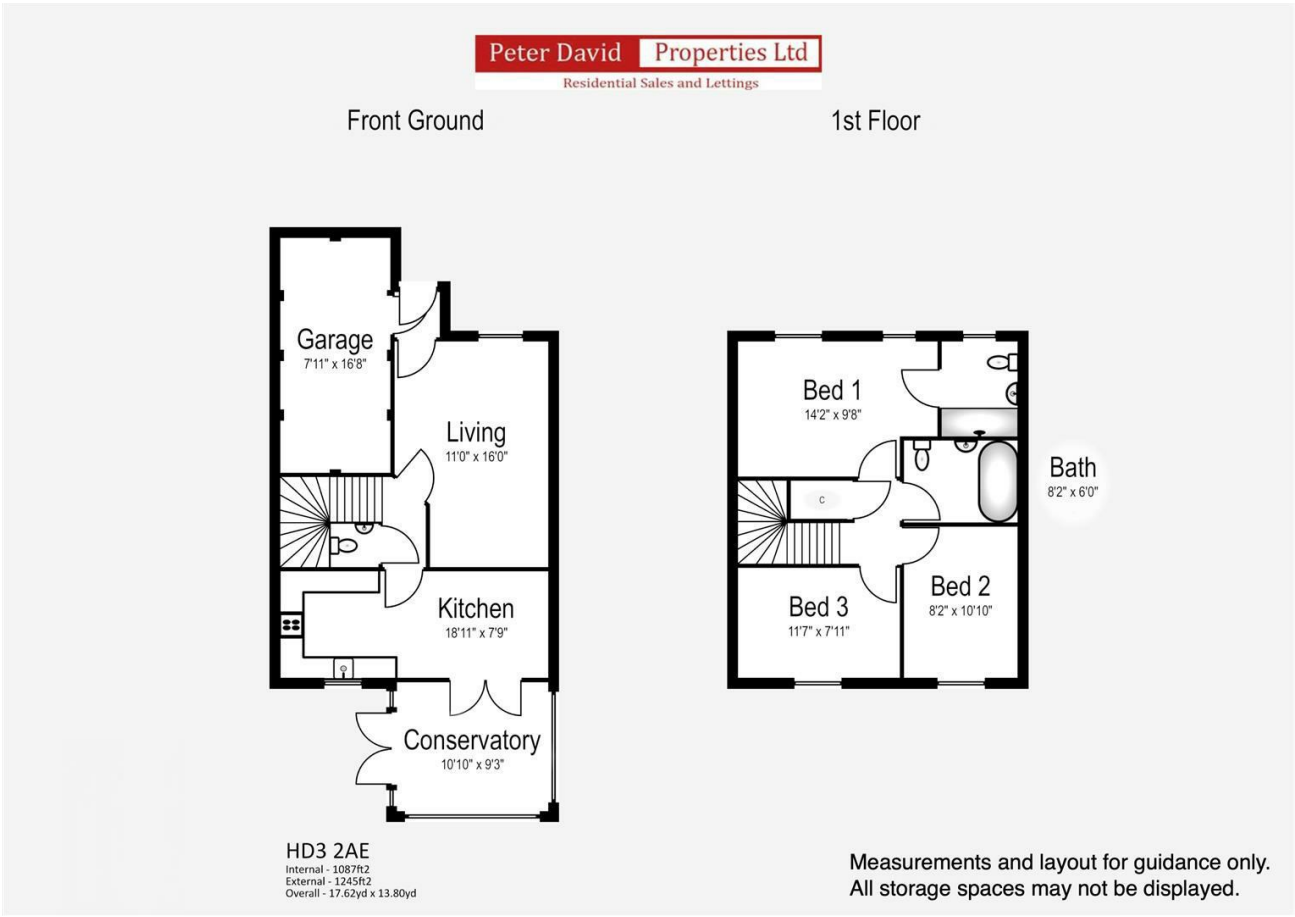
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

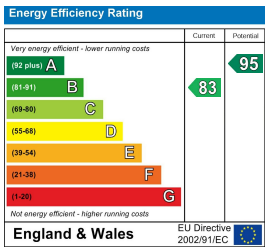
Floor Plan

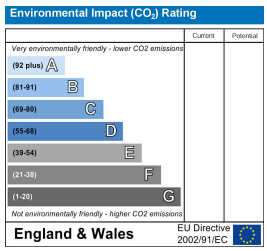


Viewing

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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