Peter David Properties Ltd

Residential Sales and Lettings

43 Spindle Walk

Cowcliffe, Huddersfield, HD2 1ZN

Offers in the region of £199,950

2 1 1 B

43 Spindle Walk

Cowcliffe, Huddersfield, HD2 1ZN

Offers in the region of £199,950

*IMMACULATELY PRESENTED AND DECEPTIVELY SPACIOUS * TWO BEDROOM SEMI-DETACHED PROPERTY * KEEPMOAT DEVELOPMENT BUILT IN 2022 * SOUGHT AFTER LOCATION OF COWCLIFFE * CLOSE TO HUDDERSFIELD TOWN CENTRE * EV CHARGER *

Peter David Properties are pleased to present to the open market this IMMACULATELY PRESENTED KEEPMOAT built two-bedroom semi-detached property. Located on the PENNINE VIEW DEVELOPMENT and built in 2022 the ASHINGTON has a NINE YEARS NHBC WARRANTY remaining. The property benefits from a MODERN KITCHEN AND BATHROOM, AN ENCLOSED REAR GARDEN AND OFF ROAD PARKING FOR TWO CARS.

The property briefly comprises of: an entrance hallway, a MODERN kitchen/diner, a ground floor WC and a living room. To the first floor there are TWO DOUBLE bedrooms and a MODERN house bathroom.

To the exterior there is a spacious and enclosed rear garden with a useful shed and surrounding timber fence. A paved pathway leads to the front door and to the side is a tarmac driveway with off-road parking for two cars.

Situated centrally between Huddersfield & Brighouse town centre, it is a perfect location to access surrounding cities such as Leeds and Manchester via train or the M62 network.

Viewing is highly recommended.

Entrance Hallway

Enter the property via a composite door into the hallway. A grey carpet flows throughout the property and stairs rise to the first floor accommodation.

Kitchen/Diner

A spacious and modern kitchen/diner with vinyl flooring, matching wall and base unit and laminate worksurfaces. Integrated appliances comprise of: an electric oven, an electric hob, an extractor, a fridge freezer, a dishwasher and a washing machine. A stainless steel sink and drainer sits under a PVCu window benefiting from stylish wood blinds. There is ample space for a dining table, access to a large walk in storage cupboard, ground floor WC and the living room.

Groundfloor WC

A useful ground floor WC with vinyl flooring. Comprising of: WC, wash basin with tiled splashback and PVCu privacy window to the side.

Living Room

To the rear of the property there is a cosy living room which has PVCu patio doors leading out to the rear garden.

Landing

Access to both bedrooms and house bathroom.

Bedroom One

A spacious double bedroom with a useful storage cupboard. PVCu window to front elevation.

Bedroom Two

A second spacious double bedroom with PVCu window overlooking the rear garden.

House Bathroom

A modern partially tiled house bathroom with tiled

flooring. Comprising of: WC, wash basin and bath with overhead shower and glass screen. Featuring a chrome towel rail and mirrored cabinet. PVCu privacy window to side elevation.

Exterior

To the rear of the property there is an enclosed garden with a lawn and a shed. Access gate to the side of the property. A paved pathway leads to the front door and to the side is a tarmac driveway with off-road parking for two cars.

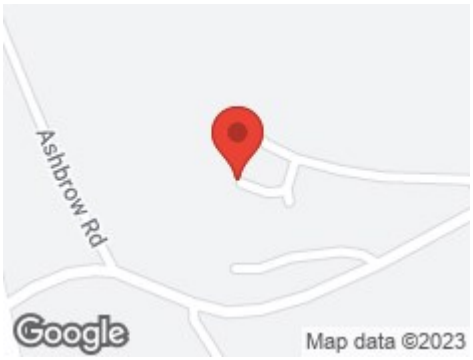
Mortgages

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.

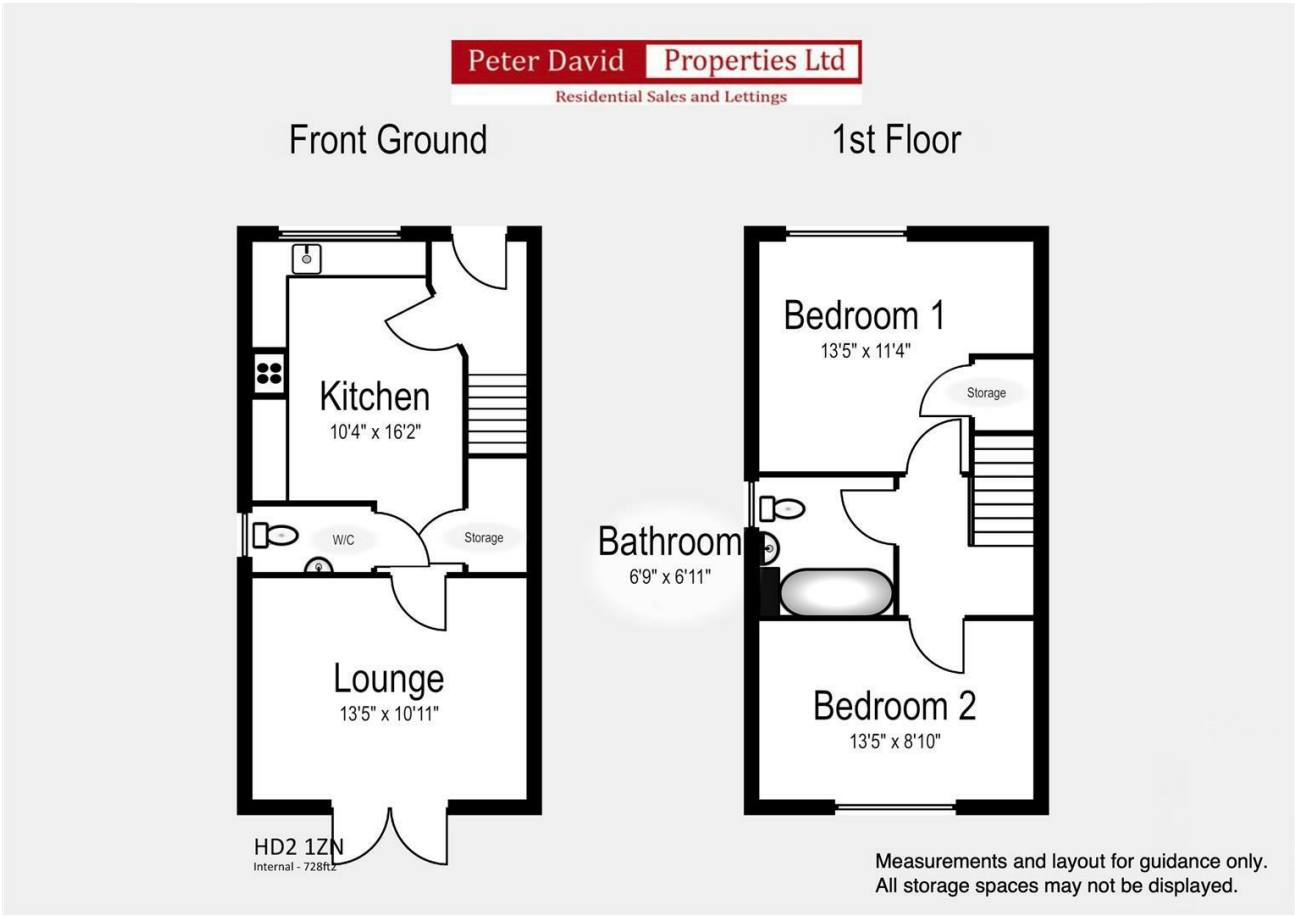
Road Map



Hybrid Map

Terrain Map

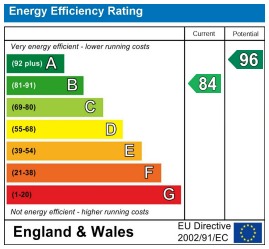
Floor Plan

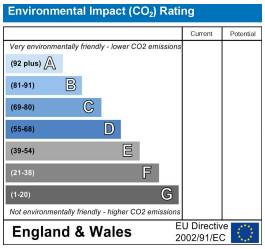


Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk