Peter David Properties Ltd

Residential Sales and Lettings

3, Hepworth Buildings, Deighton Road

Deighton, Huddersfield, HD2 1JW

Offers in the region of £79,950

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Ground floor -

Kitchen/Diner

Enter the property via a PVCu front door into a spacious kitchen/diner offering access to the living room and with stairs rising to the first floor. The kitchen area features matching wooden wall and base units, laminated worktops and tiled splash backs. There is a stainless steel sink and drainer and appliances include a freestanding dual oven with hob top. There is plumbing for a washing machine and also space in the dining area for a large American style fridge/freezer. There are exposed beams to the ceiling and a large PVCu window to the front aspect offering plenty of natural light. A carpet flows throughout the dining area and there is vinyl flooring to the kitchen.

Living Room

A generous living room with exposed beams to the ceiling and a PVCu window to the front aspect. A neutral carpet flows throughout.

First floor -

Landing

A carpeted landing area providing access to the bedrooms and bathroom. There is a PVCu window to the rear aspect and a loft hatch opens to a partially boarded loft space.

Bedroom One

A large and bright double bedroom with two PVCu windows to the front aspect and one PVCu window to the rear aspect. Laminate flooring flows throughout.

Bedroom Two

A second double bedroom with a PVCu window to the front aspect and carpeted flooring.

Bathroom

A fully tiled bathroom comprising a WC, wash basin and large shower cubicle. There is a PVCu privacy window to the front aspect.

Exterior

To the front, the property benefits from a large lawn with surrounding shrubs, a timber fence and a small garden shed. Stone steps lead up the front door. The garden is leased from Kirklees council for a nominal amount per year .

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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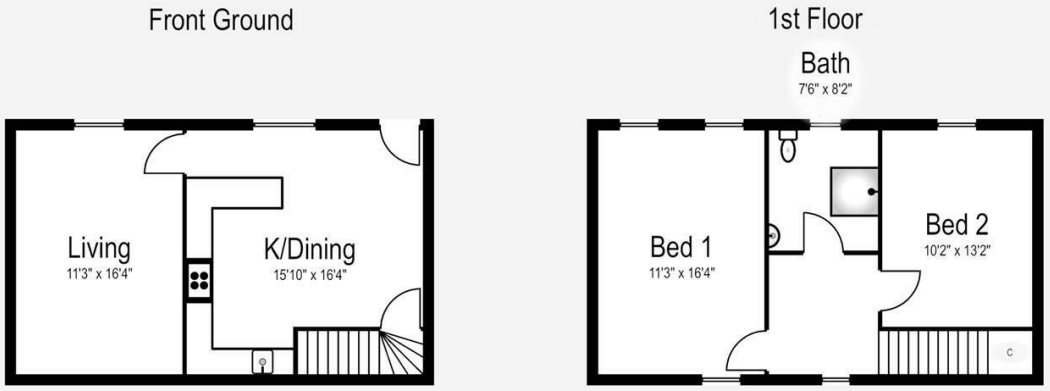


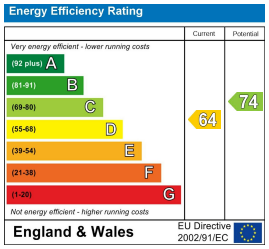
HD2 1JW
Internal - 913ft2
External - 1049ft2
Overall - 22.81yd x 5.85yd

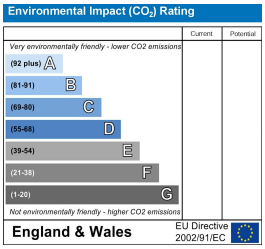
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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