

# Peter David

# Properties Ltd

Residential Sales and Lettings



**913 New Hey Road**

Outlane, Huddersfield, HD3 3FH

**Offers in the region of £295,000**



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## Ground Floor -

### Entrance Porch

A stone built porch with a PVCu door and a PVCu window to the front aspect. Featuring a corner seating area with useful seating storage. There is a wooden door leading into the main house.

### Entrance Vestibule

This entrance hallway provides access to the kitchen/diner and has stairs rising to the first floor accommodation. Karndean flooring flows through into the kitchen/diner.

### Kitchen/Diner

A well appointed country style kitchen/diner with matching cream wall and base units, black granite worksurfaces and splash backs and a stainless steel sink and drainer. Integrated appliances comprise; an electric oven, five ring gas hob, extractor fan and dishwasher. There is also space for a large fridge/freezer and a dining table. The room also boasts an original brick fireplace with space for a stove effect gas or electric fire or potentially a real wood burner. A PVCu window to the front provides plenty of natural light and internal doors lead into the living room and dining room.

### Dining Room/Second Reception Room

A spacious reception room with a large PVCu window to the front aspect and Karndean flooring throughout. This room could serve a variety of purposes from a playroom to an office . gym or dining room.

### Utility/WC

This useful utility room has ample storage units, plumbing for a washing machine and space for an additional freestanding appliance. Karndean flooring flows throughout and there is a PVCu privacy window to the rear. Additionally there is a WC and hand basin set in a vanity unit and a modern, vertical radiator. There is also an additional cupboard which houses a brand new combi - boiler.

### Rear Entrance Hallway

A composite door leads out into the rear garden.

## Cellar

The property boasts two large cellars which provide useful storage space.

## Living Room

A large living room offering plenty of natural light via a PVCu window to the rear aspect. The room features a beautiful Inglenook fireplace with a stove effect gas fire and a luxurious deep pile carpet. An internal doorway provides access to the rear entrance vestibule leading through a PVCu door into the rear porch.

## Rear Porch

A dual aspect porch with PVCu window to the side and rear and a PVCu door leading to rear garden.

## First Floor -

### Landing

A spacious landing area providing access to all bedrooms and bathrooms. There are two storage cupboards and a PVCu window tho the front elevation. A loft hatch leads to a fully boarded loft space with electric installed.

### Master Bedroom

A large master bedroom with a PVCu window to the rear aspect and a modern column style radiator. A neutral carpet flows throughout.

### Bedroom Two

A well appointed double bedroom with a PVCu window to rear aspect.

### Bedroom Three

A third double bedroom with a PVCu window to the front aspect offering splendid far-reaching views.

### Bedroom Four

A single bedroom with a PVCu window to the rear aspect and also benefiting from a large storage cupboard.

## House Bathroom

A partially tiled bathroom with ceramic, white wood effect floor tiles. The bathroom features a WC, hand basin and bath

with overhead electric shower and glass screen. There is underfloor heating throughout and a modern chrome and white towel rail. There is a PVCu privacy window to the front aspect and a mirrored wall cabinet.

### Shower room

A fully tiled, modern shower room with ornate mosaic tiled flooring and underfloor heating. The room features a WC, hand basin and corner shower cubicle with rain head shower and additional attachment. There is a PVCu privacy window to the front aspect and a large storage cupboard providing plenty of useful storage. Additionally the room boasts a modern vertical radiator and an LED lit mirror with Bluetooth speaker.

### Exterior

The property features a private and enclosed rear garden with a decked area which features modern spotlights and a patio offering plenty of space to relax and enjoy the pleasant views. The garden benefits from a large shed, outdoor electrical sockets and a gateway allowing access down the side of the property. To the front of the property is a paved area providing off road parking for up to three cars. There is also an outside tap to front and rear.

### 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



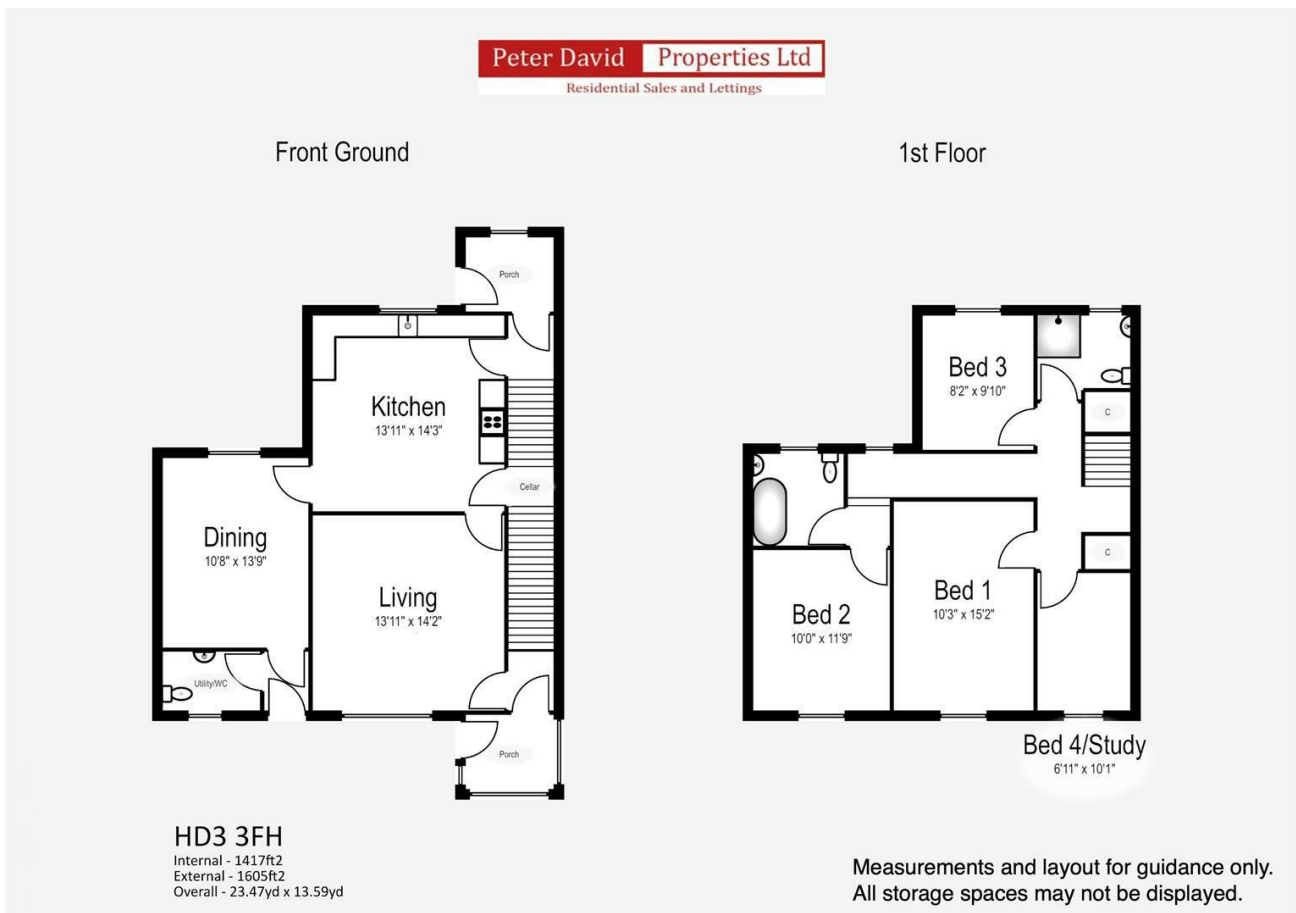
## Hybrid Map



## Terrain Map



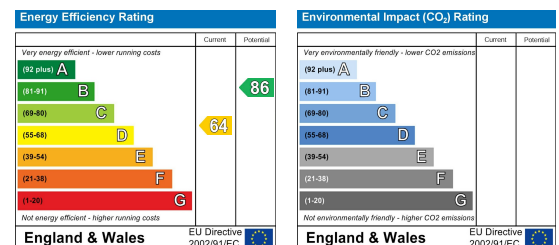
## Floor Plan



## 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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