Peter David Properties Ltd

Residential Sales and Lettings

171 Longley

Huddersfield, HD5 8LB

Price guide £149,950

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* NEWLY DECORATED THROUGHOUT* NO ONWARD CHAIN*

Peter David Properties are pleased to present to the open market this THREE BEDROOM end terrace COTTAGE. Tucked away in a QUIET CUL-DE-SAC location, this property benefits from spacious living accommodation, a DRIVEWAY (with parking for two cars) a GARAGE, A PATIO GARDEN to the front and is newly decorated throughout.

To the ground floor the property comprises: An entrance porch, a living room, a kitchen and a single garage with integral door. To the first floor THREE BEDROOMS and a house bathroom.

Situated in a quiet residential area the property is close to local amenities and only a short drove to Huddersfield town centre. Viewing is highly recommended.

Entrance Porch
Enter the property though a solid wood door into the entrance porch, an ideal space to house coats and shoes with a door leading to the front room. Window to the front.

Living Room
A door leads from the entrance porch into a generous sized living room. There is plenty of natural light from a large window to the front aspect. The focal point of the room is the fireplace featuring a grand stone surround with an electric fire but would be an ideal space for a log burning stove. Also benefiting from a large under stairs storage cupboard. Stairs rise to the first floor and a door leads to the kitchen.

Kitchen
A modern fitted kitchen with cream matching wall and base units, contrasting back work surfaces and cream tiled splash backs. .Integrated appliances include an electric oven and four ring electric hob with extractor fan over. There is space for a free standing appliance and an integral door leads to the garage.

Landing
Access to all first floor accommodation.

Bedroom One
A double bedroom with views over the front garden and window to front elevation.

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

Bedroom Three
A third good sized bedroom which would make an ideal office, nursery or single room. Window to the rear elevation.

Bathroom
A partially tiled house bathroom which comprises: a three piece white suite including a bath with shower over, hand wash basin and W.C. Also benefiting from a handy storage cupboard to the bulkhead. Tiled flooring and window to the rear elevation.

Garage
A single integral garage with lighting and electrics, a utility area with worktops and fitted cupboards along the rear with plumbing for a washing machine, tumble drier and space for a freezer

Exterior

To the front of the property there is a low maintenance flagged Patio area and 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

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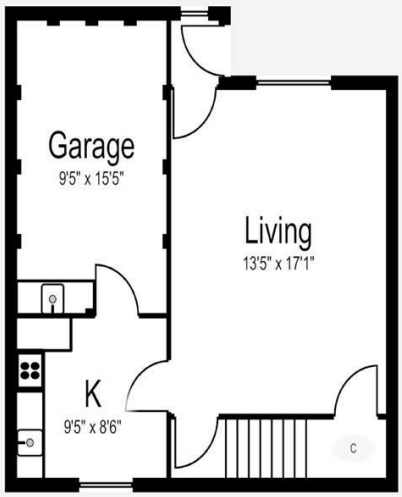
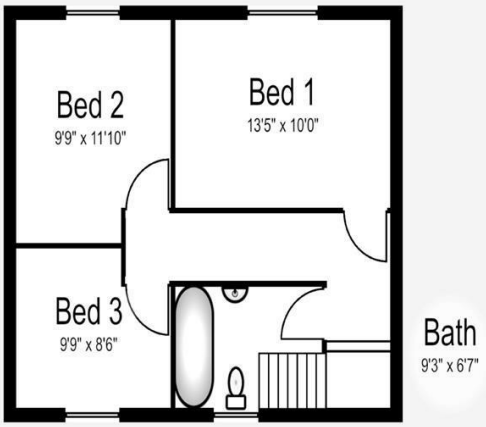
Front Ground



1st Floor



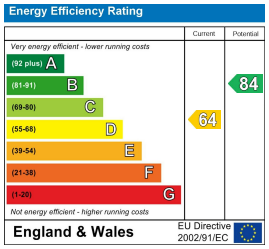
HD5 8LB
Internal - 984ft2
External - 1123ft2
Overall - 21.12yd x 8.39yd

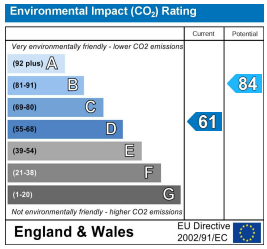
All measurements and layout for guidance only.

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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