

# Peter David

# Properties Ltd

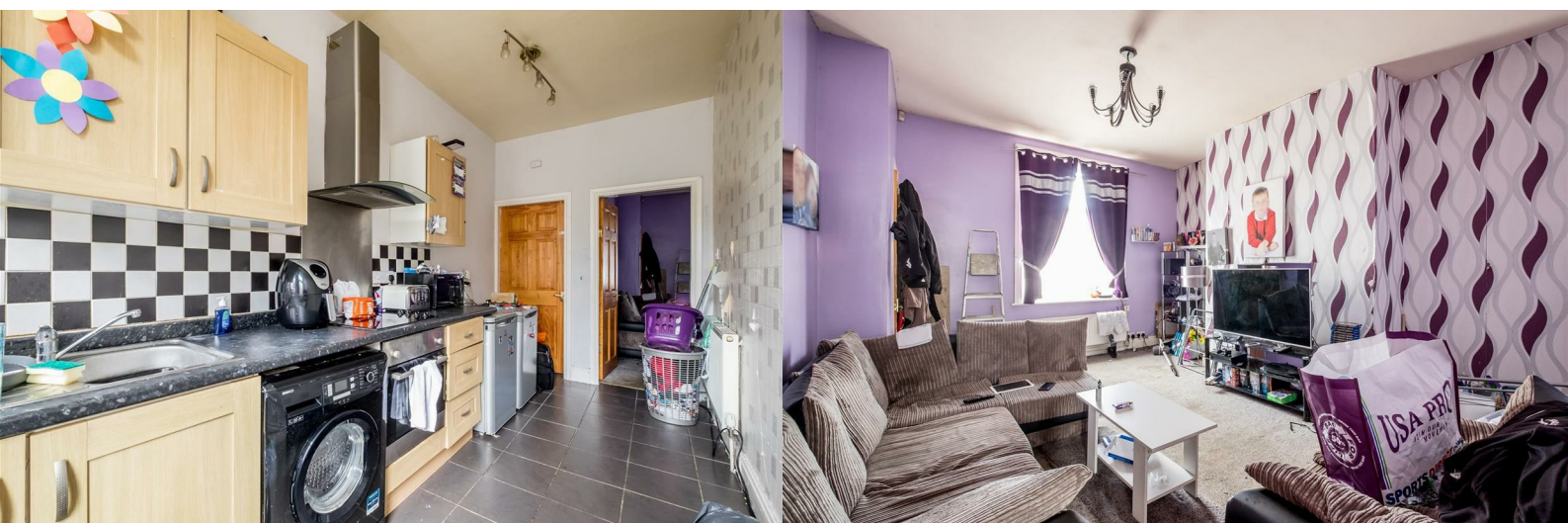
Residential Sales and Lettings



## 746 Manchester Road

Milnsbridge, Huddersfield, HD4 5SU

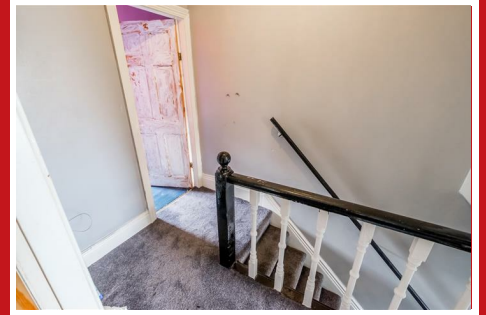
Offers in the region of £75,000



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**\* ATTENTION INVESTORS \* TWO BEDROOM MID TERRACE \* CLOSE TO HUDDERSFIELD TOWN CENTRE \***

Peter David Properties are pleased to present to the open market this TWO bedroom mid-terrace, ideal for an INVESTOR. Located close to HUDDERSFIELD TOWN CENTRE and within easy access to transport links and the M62 network to the surrounding cities of Manchester and Leeds, it is the perfect spot!

Briefly comprising: a kitchen, a living room, a rear entrance hallway, two bedrooms and a house bathroom. The property has an enclosed shared courtyard to the rear. Also benefiting from gas central heating and double glazing throughout, this is an ideal property for an investor or first time buyer.

There is an option for this to be sold with a sitting tenant, please contact the office for further details and to book a viewing.

## **Ground floor -**

### **Kitchen**

Enter the property via a PVCu front door into the kitchen benefiting from matching wooden wall and base units, laminate worktops and tiled splash backs. There is a PVCu window to the front, a stainless steel sink and drainer and tiles to the floor. Integrated appliances comprise; a ceramic hob, an electric oven and an extractor fan. There is also plumbing for a washing machine and space for an additional freestanding appliance. The kitchen provides access to the cellar (which runs the full length of the property) and the living room.

### **Living Room**

A spacious living room with a PVCu window to the rear aspect. A grey carpet flows throughout.

### **Rear Entrance Hallway**

Accessed via a PVCu door from the rear, the rear entrance hallway provides access to the living room and has stairs to the first floor.

### **First floor -**

### **Landing**

Landing area providing access to the bedrooms and bathroom. There is also a loft hatch leading to the loft space.

### **Bedroom One**

Double bedroom with a PVCu window to the rear elevation.

### **Bedroom Two**

Single bedroom with a PVCu window to the front aspect.

### **Bathroom**

A partially tiled bathroom with a WC, wash basin, bath and separate shower. There are tiles to the floor and a PVCu frosted window to the rear aspect.

### **Exterior**

The property shares a large courtyard to the 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

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