

# Peter David

# Properties Ltd

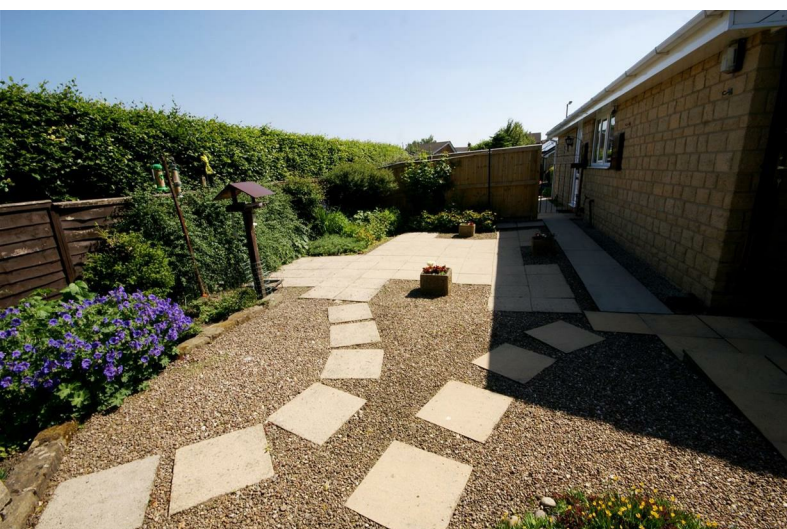
Residential Sales and Lettings



## 30 Gleneagles Way

, Huddersfield, HD2 2NH

Price guide £250,000



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**\*\* DETACHED TRUE BUNGALOW / TWO DRIVEWAYS / A GARAGE / PRIVATE GARDEN \*\*** This well presented true bungalow offers versatile accommodation, perfect for a retired couple or individual. Located in the popular location Fixby, the property is ideally set in a quiet street, within a close distance of both Brighouse and Huddersfield. The property is well presented throughout and briefly comprises: a kitchen with fitted units, spacious lounge area, three double bedrooms, bathroom with corner bath and under floor heating, and a conservatory. The exterior benefits from two driveways, a garage, and private back garden. This property, which is ready to move in to, is likely to be sought after - book your viewing today!

## **Kitchen**

The spacious kitchen comprises; a stainless steel sink and drainer, wall and base units, a breakfast bar, tiled splash backs, and an extractor fan. Window to side of the property.

## **Hallway**

Contains a cupboard with a spare immersion heater inside and storage space. Laminate flooring throughout the hallway. Access to loft which is boarded and can be used for storage.

## **Living Room**

Large living space with a gas fire with wood surround and marble back and hearth. Window to front and a small window to the side of the property.

## **Master Bedroom**

The master bedroom contains sliding wardrobes and fitted storage units surrounding the bed. Window to the rear of the property.

## **Bathroom**

The bathroom comprises; a WC and sink encased in vanity unit and a corner bath. It also has under-floor heating and aqua-board on the walls. Window to the side and a skylight.

## **Bedroom Two**

Currently used as a dining room, this spacious room could be used as a double bedroom. Window to front.

## **Bedroom Three**

This room is currently used as a second lounge area, but could be used for a third double bedroom or a dining area. Electric fire and double doors into the conservatory.

## **Conservatory**

Dark wood PVC conservatory with central heating and back up gas heating. Views to the private back garden.

## **Exterior**

The property benefits from two driveways- one leading to the garage and the other to the back of the property. The gated back garden is stone paved with flower beds which is easy to maintain.

## **Leasehold**

This property is leasehold, on a 999 year lease from the date the property was built 26 years ago. The lease is due to expire in 2964. They pay £65 per annum.

## **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 make 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.

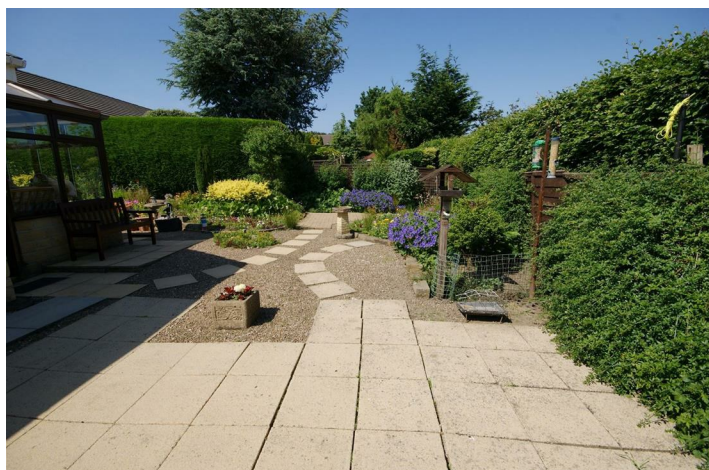
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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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## Road Map



## Hybrid Map



## Terrain Map

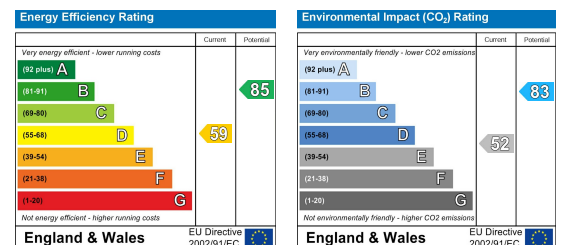


## Floor Plan

## 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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