Peter David Properties Ltd

Residential Sales and Lettings

34 Wood View

Deighton, Huddersfield, HD2 1EY

Offers in the region of £189,950

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Groundfloor:-

Entrance Hallway
Enter this property via a composite door into the hallway with laminate flooring. Stairs rise to the first floor accommodation. Access to the kitchen/diner.

Ground Floor WC
A useful groundfloor WC. Comprising of a WC and a wash basin with tiled splashback.

Kitchen/Diner
This spacious kitchen diner is to the rear of the property and has laminate flooring, hi-gloss cream matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: a double electric oven, a five ring gas hob, an extractor, a fridge freezer and a circular stainless-steel sink and drainer under a PVCu window overlooking the rear garden. There is ample space for a dining table and benefiting from understairs storage. Wood patio doors lead out to the private rear garden.

First Floor:

Living Room
This bright and spacious living room benefits from PVCu twin windows overlooking the front aspect.

Bedroom Three
A double bedroom with PVCu window to rear elevation.

Bedroom Four
A double bedroom with PVCu window to rear elevation.

House Bathroom
A partially tiled house bathroom with vinyl flooring. Comprising of: WC, a wash basin and a bath with overhead shower and glass screen.

Second Floor:
Carpeted stairs and a walk-in storage cupboard

Master Bedroom
A spacious Master bedroom with a feature PVCu bay window to front aspect. Access to en-suite

En-Suite
An en-suite with WC, a wash basin and a large double acrylic panelled shower cubicle with glass doors. Benefiting from tiered shelving.

Bedroom Two
A further double bedroom to the rear of the property. PVCu window to rear elevation.

Exterior
To the rear of the property is an enclosed garden with a paved patio area and artificial lawn. To the front is a tarmac driveway (parking for one car) leading to a single garage with an up and over door, electrics, lighting and plumbing for a washing machine.

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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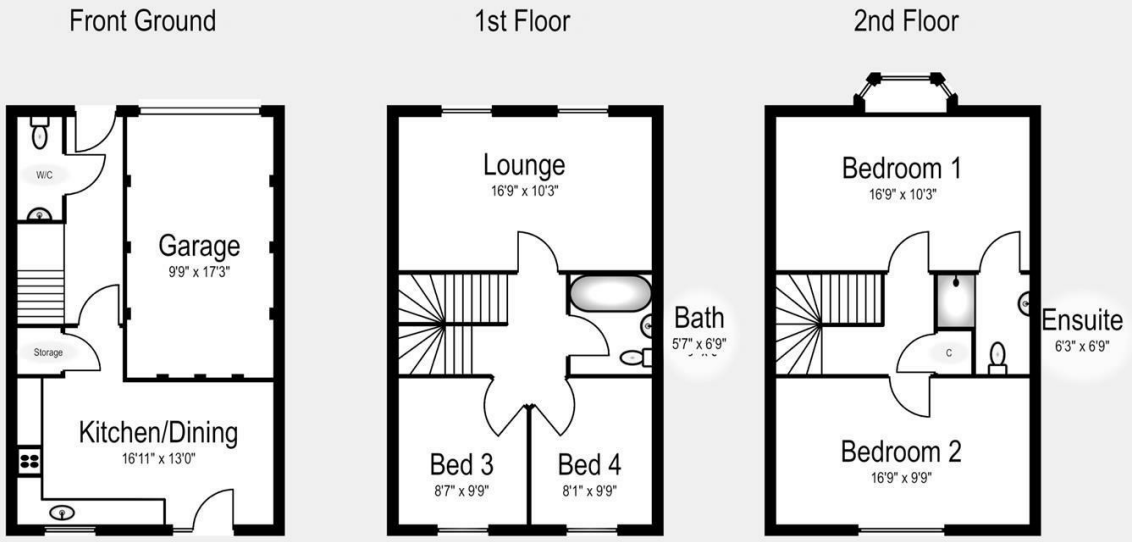


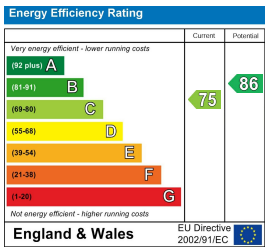
HD2 1EY
Internal - 1358ft2

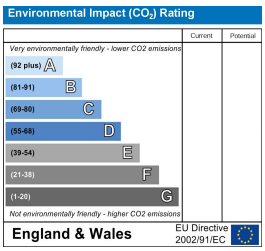
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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





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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