

Peter David

Properties Ltd

Residential Sales and Lettings



8 May Street

, Huddersfield, HD4 5DG

Auction Guide £60,000



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Entrance

External wood door.

Living Room

14'11" x 13'1" (4.57 x 4.01)

A large living room with a useful built in storage cupboard and a window to the front aspect.4.57

Kitchen

14'9" x 13'10" (4.50 x 4.24)

The modern kitchen is located in the cellar and has matching wall and base units, a tiled splashback and tile effect flooring. Comprising: inset stainless steel sink and drainer, gas hob and electric oven. Benefiting from space for free standing appliances, space for an under counter fridge and an external door which allows light to come into the room. At the top of the cellar steps is a stainless steel sink encased within a storage cupboard.

Landing

Providing access to the first floor accommodation and the attic.

Master Bedroom

14'11" x 8'11" (4.55 x 2.74)

A large double bedroom with built in wardrobes and a window to the front elevation.

Bathroom

8'0" x 11'8" (2.44 x 3.58)

A partially tiled bathroom with tile effect floor comprising: shower cubicle, bath, WC and pedestal sink. With an obscured window to the front elevation.

Attic Room

9'8" x 19'1" (2.97 x 5.84)

A large attic room with a Velux window and eaves storage.

External

Externally the property benefits from a garden to the front.

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

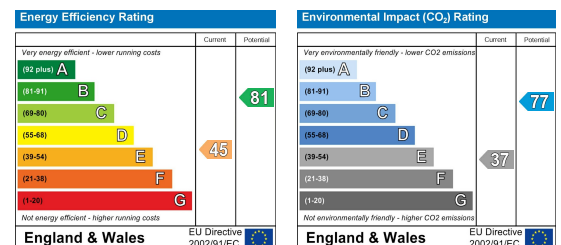


Floor Plan

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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