

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 22 Woodhead Road

Lockwood, Huddersfield, HD4 6EP

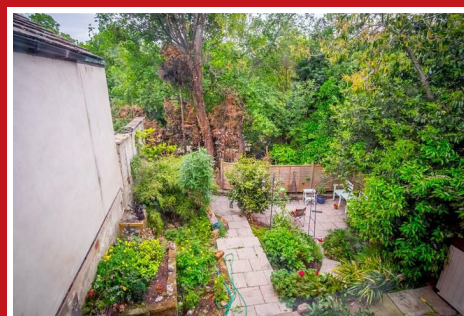
Price guide £119,950



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Peter David Properties are pleased to present to the open this market deceptively SPACIOUS GRADE II LISTED THROUGH COTTAGE with private enclosed GARDEN to the rear. Original features including exposed beams and mullioned windows and can only be truly appreciated by internal viewing. Internally the property briefly comprises: Entrance to Spacious Living/Dining Room with inglenook fireplace, Fitted Kitchen and to the First Floor THREE DOUBLE BEDROOMS and House Bathroom.

Located just a short walk from Lockwood and only a short drive to Huddersfield town centre, it is a perfect location to access surrounding cities such as Leeds and Manchester via train or the M62 network. There are a number of good schools within close proximity. This would make an ideal home for First time buyers or a young family. Viewing is highly recommended.

## **Living Room / Dining Room**

Enter the property through a solid wood door into this deceptively spacious cosy living/dining area with exposed beamwork, feature fireplace with stone hearth housing a stove effect gas fire. Neutral carpet and large under stairs storage cupboard.

## **Kitchen**

An extension to the original accommodation, step down from the living area into the kitchen, comprising pine matching wall and base units with contrasting worktops, stainless steel sink and drainer, gas hob and oven with extractor fan and space to house an additional four appliances. Window to the side and rear aspect and door to the side with access to the garden.

## **Landing**

A good sized landing area providing access to all first floor accommodation and exposed beams to the ceiling

## **Bedroom One**

A double bedroom with solid wood floor and feature cast iron fireplace, exposed beams and window to the front elevation.

## **Bedroom Two**

A second double bedroom with solid wood floor, exposed beams and window to the front elevation.

## **Bedroom Three**

A characterful third bedroom split over two tiers, a good size useful dressing and storage area to the higher level and space to the lower level for a double bed. Allowing plenty of natural light with two windows to the rear and Velux style roof window.

## **Bathroom**

A period style partially tiled bathroom providing a three piece suite comprising: bath with overhead shower, WC and hand basin. Frosted window to rear elevation.

## **Exterior**

To the rear of the property a large enclosed private garden patio area and mature shrubs. There is also ginnel to the side of the property which provides access from 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.



