Peter David Properties Ltd

Residential Sales and Lettings

9 Larch Road

Paddock, Huddersfield, HD1 4JH

Offers in the region of £200,000

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Entrance Hallway
Enter the property via a wood and glass door into this L-shaped hallway. Benefiting from a storage cupboard and access to a partially boarded loft, ideal for extra storage space. Access to all rooms.

Living/Dining Room
This open plan living dining room is the full width of the property. The living room has an electric living flame fire on a marble hearth with surround as a focal point. A hardwood double glazed window overlooking the front garden. The dining space has ample room for a table with a further wooden double glazed window to the rear aspect providing plenty of natural light.

Kitchen
A galley kitchen with matching wall and base units, laminate worksurfaces and tiled splashbacks. There is a free standing double electric oven with electric hob and a further two free standing spaces for appliances one with plumbing for a washing machine. A wooden door with a window to side leads out to the rear garden.

Bedroom One
To the front of the property is this spacious double bedroom with fitted wardrobes. Wooden double glazed window to front aspect.

Bedroom Two
To the rear is a second double bedroom with a wooden double glazed window to rear aspect.

Bathroom
A modern fully tiled bathroom with tiled flooring comprising of: a WC , a wash basin and a walk in shower with glass panels and sliding door. Benefiting from a large chrome towel rail, mirrored cabinet and wooden double glazed privacy window to side.

Exterior
To the rear of the property is a private and enclosed garden with patio areas and a lawn. There is an access door to the garage and a gate to the road behind which gives access to the garage. The garage benefits from an up and over door, electrics and lighting. Access down the side of the property to the front and there is a paved pathway with lawns to either side.

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.

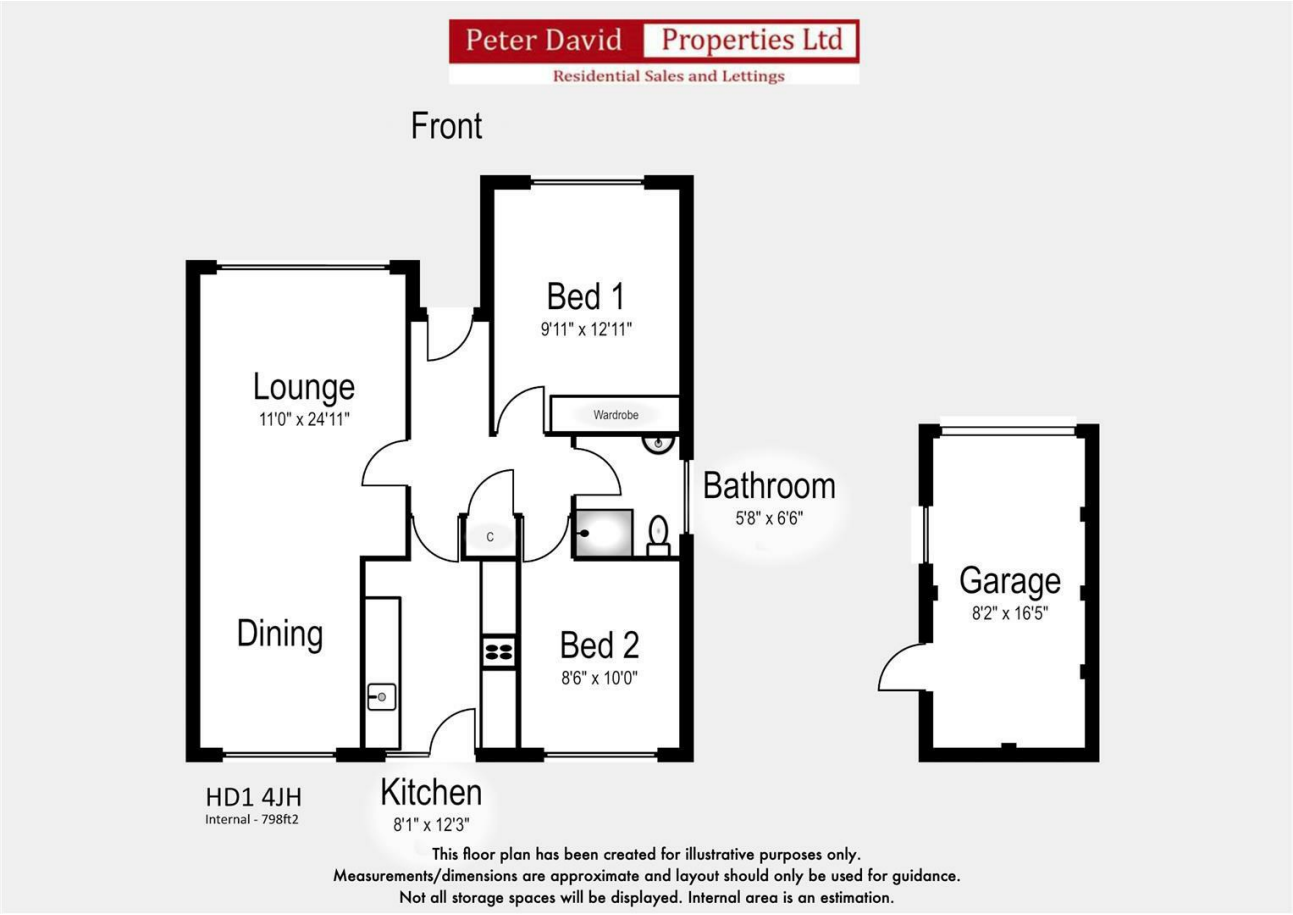
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

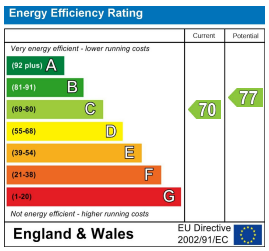
Floor Plan

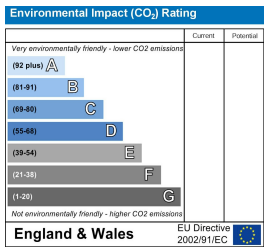


Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk