Peter David Properties Ltd

Residential Sales and Lettings

117 Wasp Nest Road

, Huddersfield, HD1 6EY

Offers in the region of £110,000

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Entrance Porch
Enter this stunning property through a solid wood stable door into a welcoming entrance porch. There is a wooden framed window to the side aspect and coir matting to the floor. Bespoke wooden shoe racks are attached to the wall. A solid oak door with glass panels leads into the main house.

Open plan Kitchen/Living Space
A beautifully restored kitchen and living area offering a wealth of original features including stone mullioned windows to the front aspect with a window seat and exposed beams to the ceiling. The kitchen area features cream shaker style base units with a laminate wood effect worktop and a white ceramic sink and drainer. Integrated appliances comprise; an electric oven, ceramic hob and an under-counter fridge with freezer space. The kitchen also benefits from storage shelves, a breakfast bar space and stools and a door providing access to the cellar. The living area boasts an exposed stone fireplace with a recently installed wood burner and there is also a feature, vertical radiator installed in an alcove. Solid wood flooring flows throughout and a wooden staircase leads to the first floor.

Cellar
Located off the kitchen, the cellar provides useful storage and plumbing for a washing machine.

Landing
Solid wood flooring flows throughout the first floor and there is a wooden framed window to the side aspect. Oak doors lead to the bedroom and bathroom.

Bedroom One
A spacious double bedroom with original, exposed beams to the ceiling and stone mullioned windows to the front aspect. The room also features a stone fireplace and two built-in storage cupboards over the stairs.

Shower Room
A newly fitted, partially tiled shower room featuring a WC, hand basin set in a vanity cupboard and a walk in shower with a black waterfall shower and separate hand held attachment. There is a wooden framed privacy window to the front elevation, an illuminated wall mirror and an exposed beam to the ceiling.

Exterior
Eternally the property features a large front garden with a well maintained lawn with a paved pathway and small patio. There is a large planting area with slate chippings and a decked area under a wooden canopy. A small stone-built outhouse offers useful storage space and there is also a wooden log store.

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.

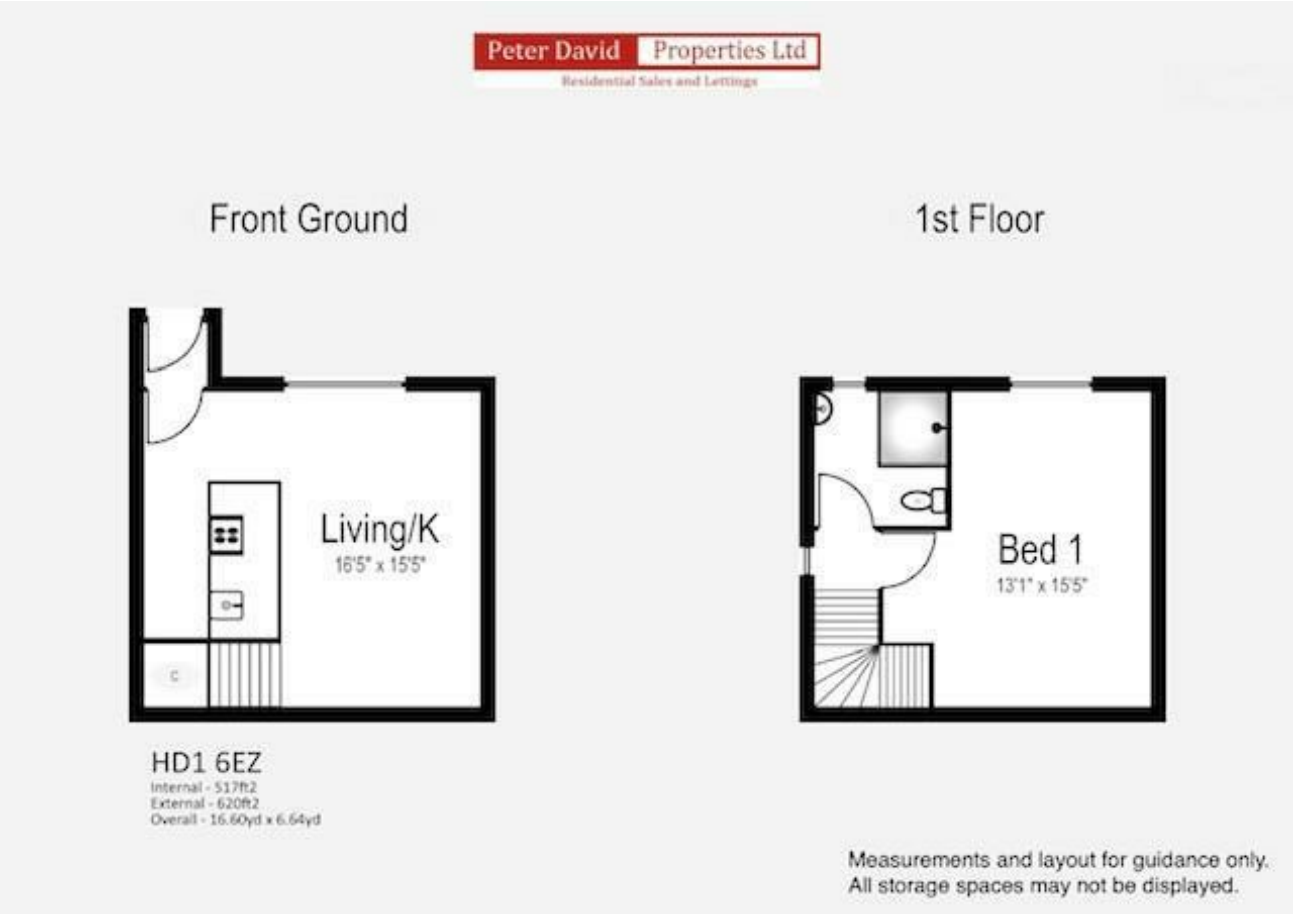
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

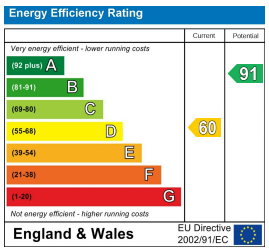
Floor Plan

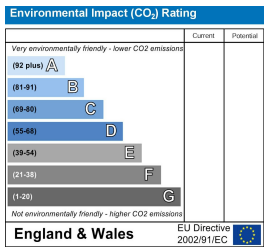


Viewing

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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