

# Peter David

# Properties Ltd

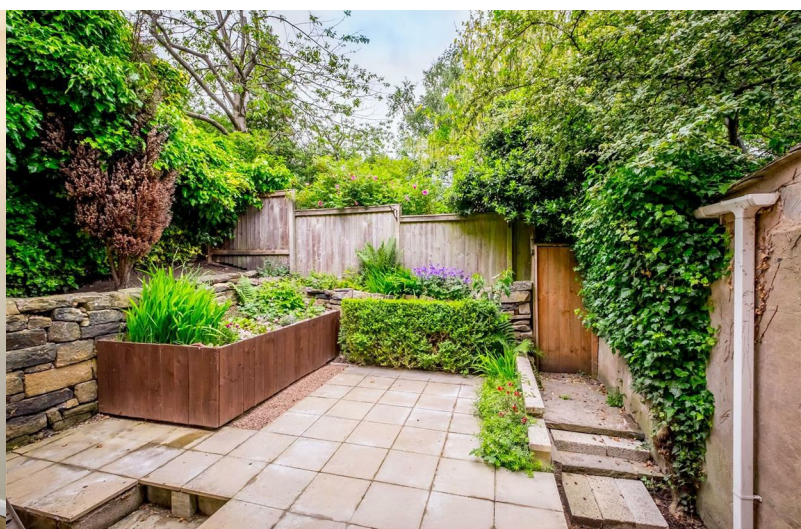
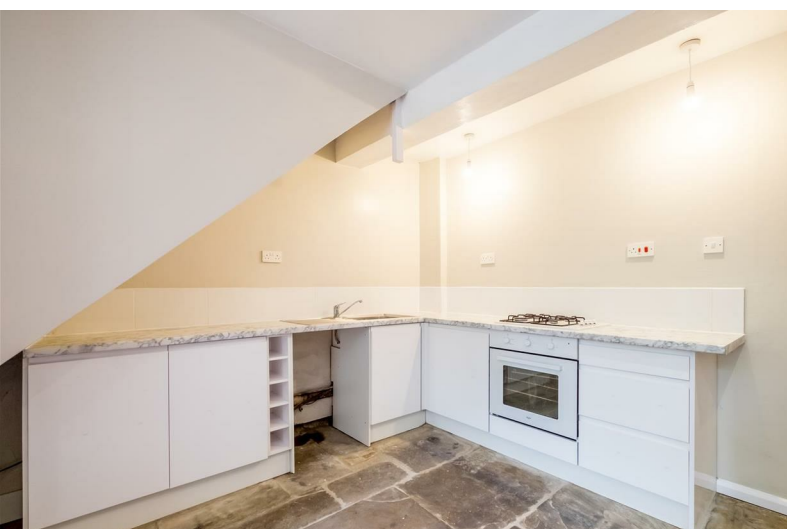
Residential Sales and Lettings



## 22 Hanson Lane

Lockwood, Huddersfield, HD1 3UW

Offers in the region of £85,000



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## Entrance vestibule

Access via a solid wooden door into this charming property. Providing access to an open plan living/kitchen area. A brand new grey carpet flows up the stairs and throughout.

## Kitchen/Living

A characterful open plan living kitchen featuring the original stone flooring and inglenook fireplace. This brand new modern kitchen has hi gloss white base units, marble effect laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: a single electric oven and a gas hob. There is space for a fridge and also benefiting from a stainless steel sink and drainer. PVCu window to the rear garden.

## First Floor Landing

A spacious landing providing access to the master bedroom. PVCu window to rear.

## Bedroom

A large double bedroom featuring an inset fireplace. PVCu window to rear elevation.

## Second Floor landing:-

Providing access to bathroom.

## Bathroom

11'11" x 9'3" (3.63m x 2.82m)

A large and spacious partially tiled bathroom, comprising a WC, wash basin and bath with overhead shower and glass screen. Velux window to rear.

## External

To the rear of the property there is an enclosed private patio area with mature trees and shrubs. Additionally there is an outside tap.

## 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.
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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

**Peter David Properties Ltd**  
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Front Ground

Living/Kitchen  
15'1" x 16'2"

1st Floor

Bed 1  
8'11" x 16'2"

2nd Floor

Bath  
9'3" x 11'11"

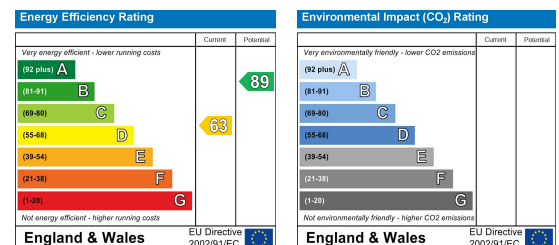
**HD1 3UW**  
Internal - 664ft<sup>2</sup>  
External - 803ft<sup>2</sup>  
Overall - 20.59yd x 5.79yd

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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