

# Peter David

# Properties Ltd

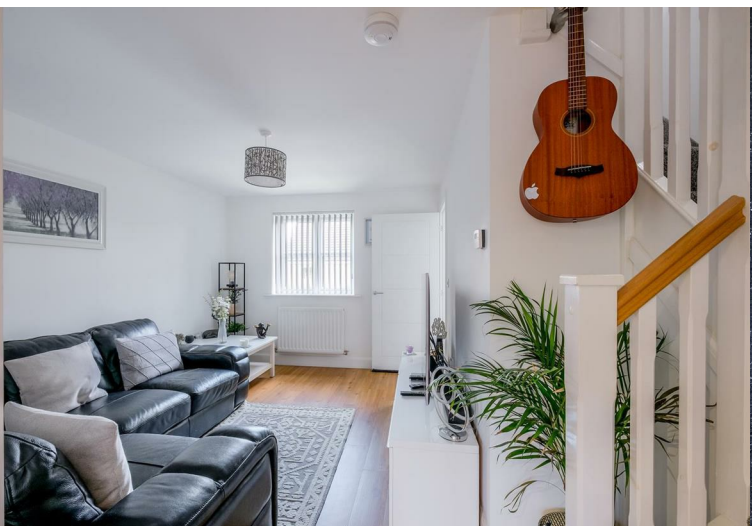
Residential Sales and Lettings



## 36 Dryden Way

Lindley, Huddersfield, HD3 3ZH

Offers in the region of £179,950



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## Ground Floor -

### Entrance Vestibule

Enter this property through a stylish composite front door into a light and spacious entrance hallway. Luxury EvoCore flooring flows throughout the ground floor accommodation, providing access to the ground floor WC and the living room.

### Living Room

A stylish living room with neutral decor and a PVCu window to the front aspect provides a light and airy space. Provides access to the kitchen/diner and stairs rise to the first floor accommodation.

### Kitchen/Diner

A modern kitchen/diner benefiting from luxury EvoCore flooring, white gloss matching wall and base units and laminate work surfaces. Integrated appliances comprise of: a fridge/freezer, an eye level electric oven, a electric hob with a stainless-steel splashback, an extractor fan and a 1.5 stainless steel sink and drainer under a PVCu window overlooking the rear garden. There is one free standing space with plumbing for a washing machine and ample space for a family dining table. PVCu patio doors lead out to the rear garden.

### Ground Floor WC

A useful ground floor WC comprising of: a WC, a wash basin and a large under stairs cupboard which provides ample storage space. Benefiting from neutral tiled flooring and a PVCu privacy window to the side aspect.

## First Floor -

## Landing

Stairs rise to the first-floor accommodation where a soft pile grey carpet flows throughout. Provides access to all bedrooms and the house bathroom.

### Master Bedroom

A spacious double bedroom benefiting from a large storage cupboard and fitted wardrobes with sliding mirrored doors. PVCu window overlooking the rear garden.

### Bedroom Two

A second double bedroom with a PVCu window to front elevation.

### House Bathroom

A spacious partially tiled house bathroom with tiled flooring. Comprising of a WC, a wash basin and a bath with an overhead shower and glass screen. PVCu privacy window to the side elevation.

## Exterior

To the rear of the property there is a private and enclosed South-facing garden with a lawn and a stone paved patio. To the front of the property there is a stone paved pathway with steps rising to the front door and a well-manicured lawn. The property also benefits from one off-road parking space.

## 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.

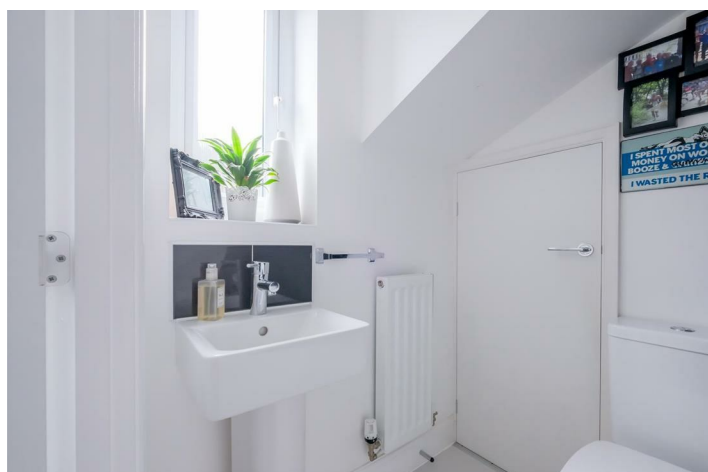
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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

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## Road Map



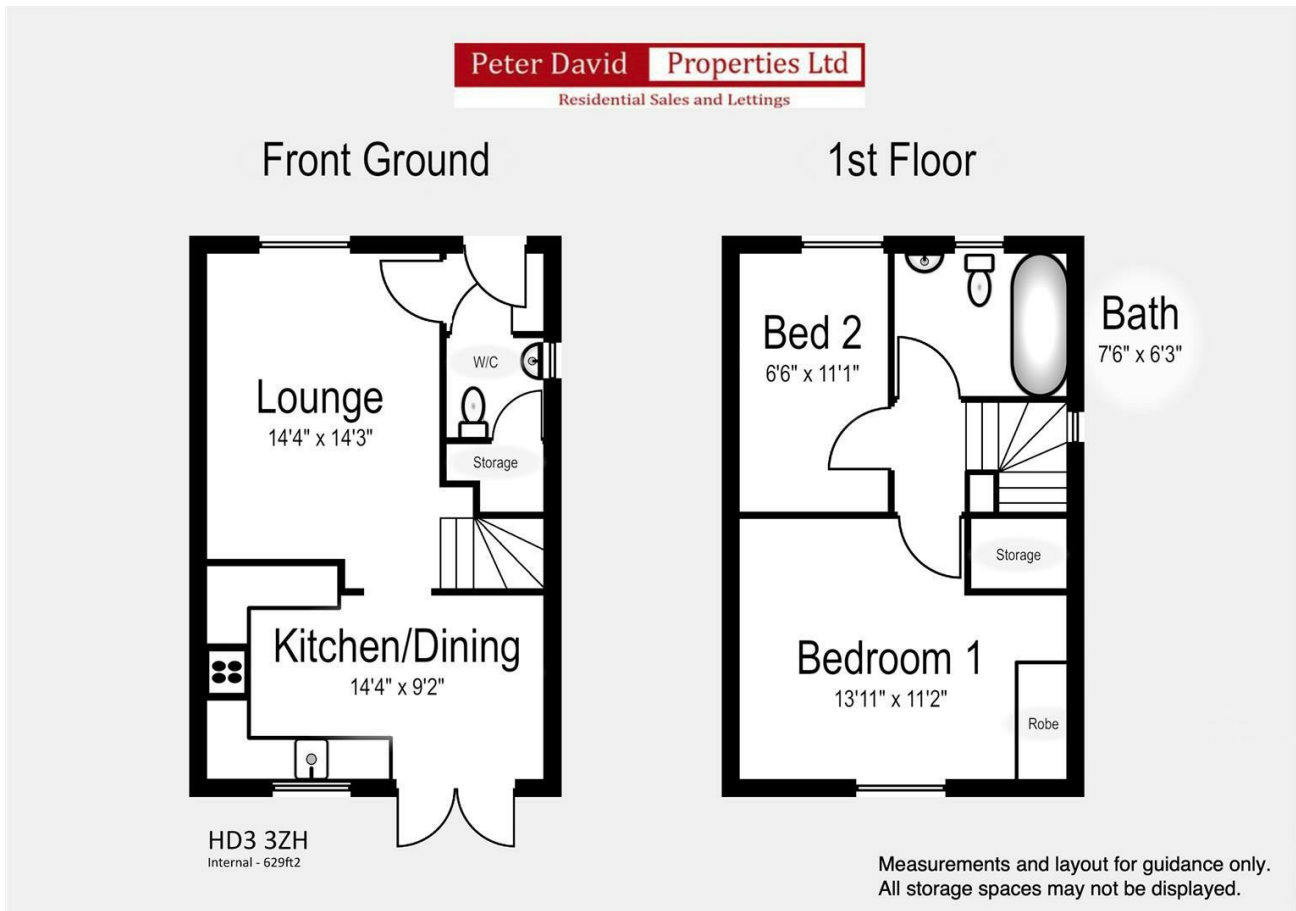
## Hybrid Map



## Terrain Map



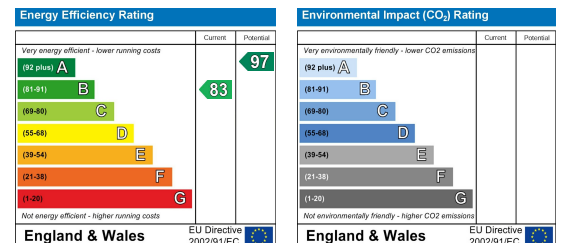
## Floor Plan



## 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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