Peter David Properties Ltd

Residential Sales and Lettings

44 Longwood Road

Longwood, Huddersfield, HD3 4EZ

Offers over £115,000

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Entrance Hallway
Enter the property through a PVCu door into an entrance hallway with stairs rising to the first floor accommodation. Featuring wood effect vinyl flooring which flows throughout the ground floor. Providing access to the living room.

Living Room
A modern and generous sized living room featuring an electric fire with grey surround. PVCu window overlooking front aspect.

Kitchen/Diner
This modern kitchen/diner which is set at the rear of the property and features hi-gloss matching wall and base wood effect vinyl work surfaces and tiled splash backs. Integral appliances comprise of; an electric oven, an electric hob and extractor fan. Also benefiting from a stainless steel sink and drainer, space for one free standing appliance. a large under stairs storage cupboard and ample space for a dining table. Allowing plenty of natural light through three PVCu windows to the rear aspect and PVCu door which leads into enclosed garden to the rear.

Landing
Providing access to first floor accommodation.

Bedroom One
A large double bedroom with PVCu window to the the front elevation.

Bedroom Two
A second double bedroom with wood effect vinyl flooring and PVCu window to the rear elevation.

Bathroom
A fully tiled house modern house bathroom with three piece suite comprising: a WC, a hand basin and a bath with overhead shower and glass screen. Benefiting from vinyl tile effect flooring and PVCu privacy window to the rear elevation.

Exterior
Externally the property benefits from gardens to both the front and rear, to the front there is a large enclosed lawned area and to the rear a further large enclosed garden with both a lawn and patio area.

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

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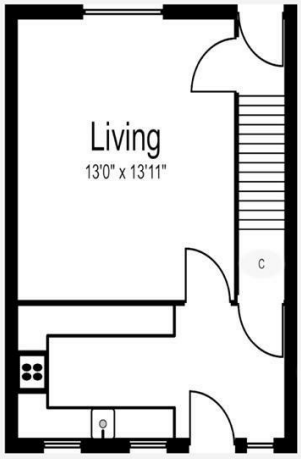
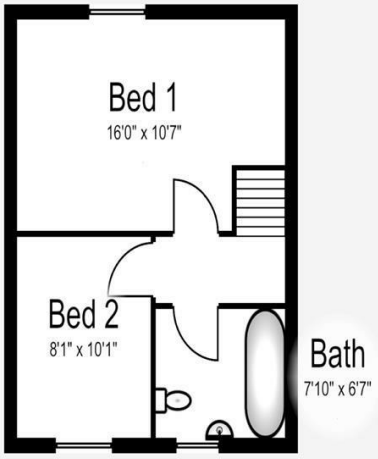
Front Ground



1st Floor



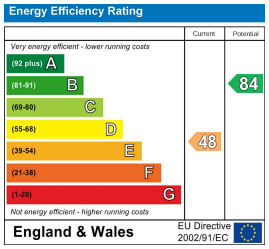
HD3 4EZ
Internal - 659ft2
External - 773ft2
Overall - 20.27yd x 7.29yd

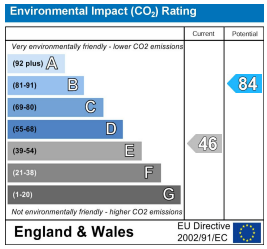
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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