

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 22 Hall Lee Fold

Lindley, Huddersfield, HD3 3NX

Offers in the region of £215,000



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## Entrance Hallway

Enter this apartment via a composite door into the hallway with a neutral carpet flowing throughout. There are two large cupboards one which is an ideal cloakroom and one providing further ample storage space.

## Kitchen

A modern kitchen with non slip flooring, matching wall and base units, tiled splashbacks and laminate worksurfaces. Integrated appliances comprise of an eye level double electric oven, an electric hob, an extractor and a stainless steel sink and drainer under a PVCu window overlooking the courtyard. There are three free standing spaces for a washing machine, slimline dishwasher and a fridge freezer.

## Living Room/Dining Room

A very spacious living/dining room with dual aspect PVCu windows. The living room has an electric living flame fire on a marble hearth with wood surround and PVCu patio doors leading out to the communal gardens. There is ample space for a dining table and PVCu window to the front aspect.

## Bedroom One

A large double bedroom with fitted sliding wardrobes across one wall. PVCu window overlooking the garden.

## Bedroom Two

A second double bedroom with PVCu window overlooking the garden.

## House Bathroom

A modern luxury fully tiled bathroom with tiled flooring and underfloor heating. Comprising of: a concealed cistern WC, an inset wash basin with vanity

unit, a bath and a corner shower cubicle with sliding glass doors. Benefiting from a large wall mirror and cupboards.

## Exterior

To the front of the property is a pretty courtyard with one residential parking space and visitor parking. The apartment has its own garage with an electric up and over door. To the rear there are communal well manicured gardens with lawns and herbaceous borders. The grounds communal areas are managed by a maintenance company.

## 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



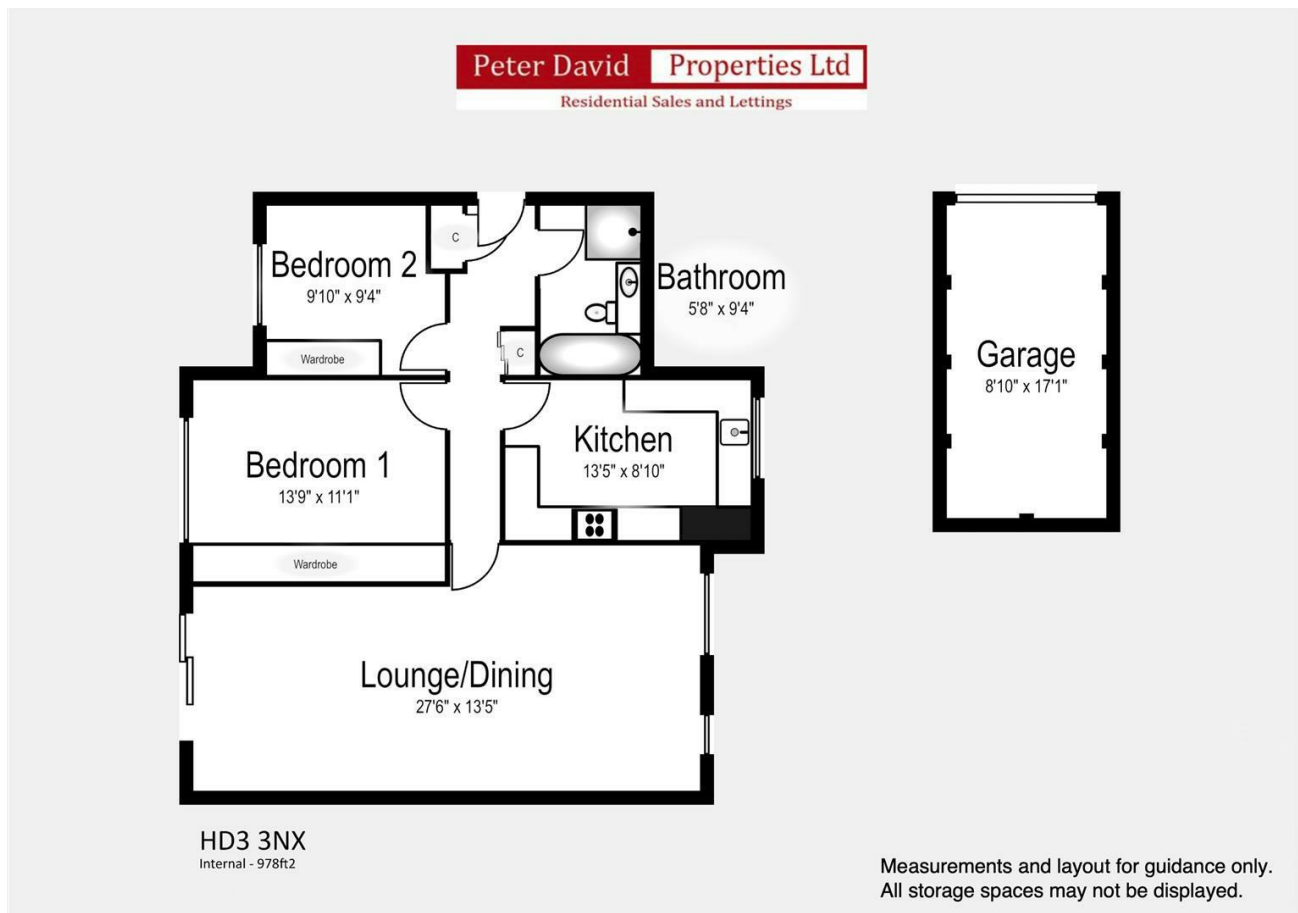
## Hybrid Map



## Terrain Map



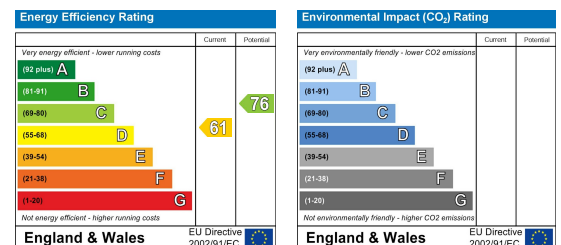
## Floor Plan



## 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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