

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 31 Brow Road

Paddock, Huddersfield, HD1 4TP

Offers in the region of £135,000



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## Entrance Hallway

Enter the property via a PVCu door into the hallway with stairs rising to the first floor accommodation, Access to the kitchen diner.

## Kitchen/Diner

A spacious kitchen with wooden matching wall and base units, laminate work surfaces, tiled flooring and tiled splashbacks. Integrated appliances comprise of: an electric oven, a microwave, a fridge freezer, a gas hob and an extractor. There is a stainless steel sink and drainer, a space for a washing machine and ample space for a dining table. This room also benefits from a wall mounted gas fire and a PVCu window to front aspect. Access to cellar and living room.

## Cellar

A useful dry cellar with electrics.

## Living Room

A characterful living room located to the rear of the property. Benefiting from a gas fire on a tiled hearth and tile surround and built in glass cupboards and television stand. PVCu window to rear garden.

## Landing

Access to all bedrooms and house bathroom.

## Bedroom One

A large double bedroom to the rear of the property with fitted wardrobes. PVCu window to rear elevation.

## Bedroom Two

A further double bedroom located at the front of the property again with fitted wardrobes. PVCu window to front elevation.

## House Bathroom

A fully tiled bathroom with tiled flooring. Comprising of WC, wash basin and bath. Privacy window to front elevation.

## Exterior

To the rear of the property is a long paved garden with stone walling. To the front is a paved yard with decorative gravelled area. There is a garage separate from the property and the land is leased from Kirklees Council.

## 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



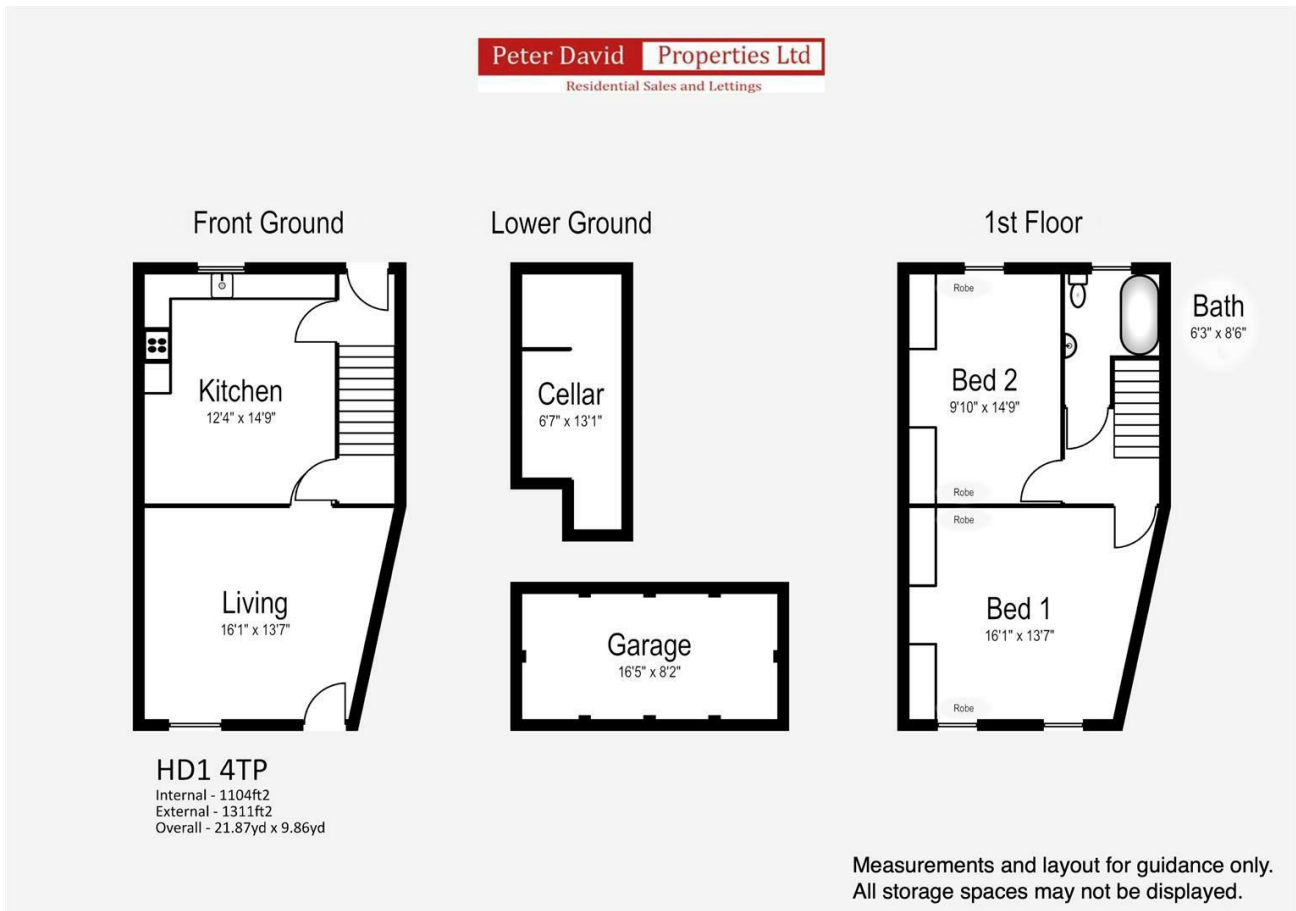
## Hybrid Map



## Terrain Map



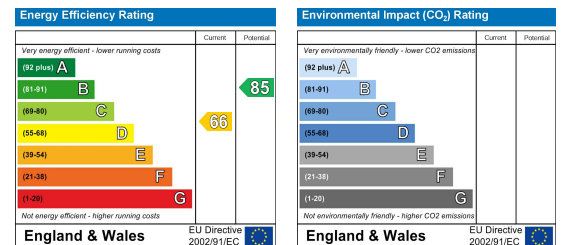
## Floor Plan



## 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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