Peter David Properties Ltd

Residential Sales and Lettings

81 Holly Bank Road

Lindley, Huddersfield, HD3 3LX

Offers in the region of £190,000

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Ground Floor -

Kitchen/Diner

Enter the property via a composite front door into into a well-appointed kitchen/diner. The kitchen boasts white gloss matching wall and base units, tiled splashbacks, laminate work surfaces and linoleum tiled effect flooring. Integrated appliances comprise of an electric oven, a gas hob, an extractor fan, a fridge/freezer, and a washing machine. The kitchen/diner boasts ample space for a dining table, under stairs storage and a PVCu window to the front aspect. Access to the living room and stairs rise to the first floor accommodation.

Living Room

A generously sized living room featuring a electric fire with a modern living flame offering an attractive focal point. PVCu French doors provide access through to the conservatory.

Conservatory

A useful conservatory which could be utilized to serve a variety of purposes. There are PVCu windows to three sides and a PVCu door provides access to the rear garden.

First Floor -

Landing

Carpeted stairs rise to the first floor accommodation. Providing access to both bedrooms and the house bathroom.

Master Bedroom

A double bedroom benefiting from double fitted wardrobes with cream doors and a matte finish, and a large storage cupboard (housing the boiler). There are two PVCu window's to the front elevation allowing plenty of natural lights to flow in.

Bedroom Two

A second double bedroom set to the rear of the property. PVCu overlooking the rear garden.

House Bathroom

A fully tiled house bathroom with linoleum tiled effect flooring. Comprising of: a WC, a wash basin, a P-shaped bath with overhead rainhead shower and glass screen. Benefiting from a chrome towel rail and a PVCu privacy window to the rear elevation.

Exterior

The property is set back off the main road accessed via a private walkway. There is an an attractive paved pathway leading to the front door with herbaceous boarders. To the rear the property boasts an garden with timber decking and surrounding fence. There is a gateway that leads to one off road parking space to the rear of the property.

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.

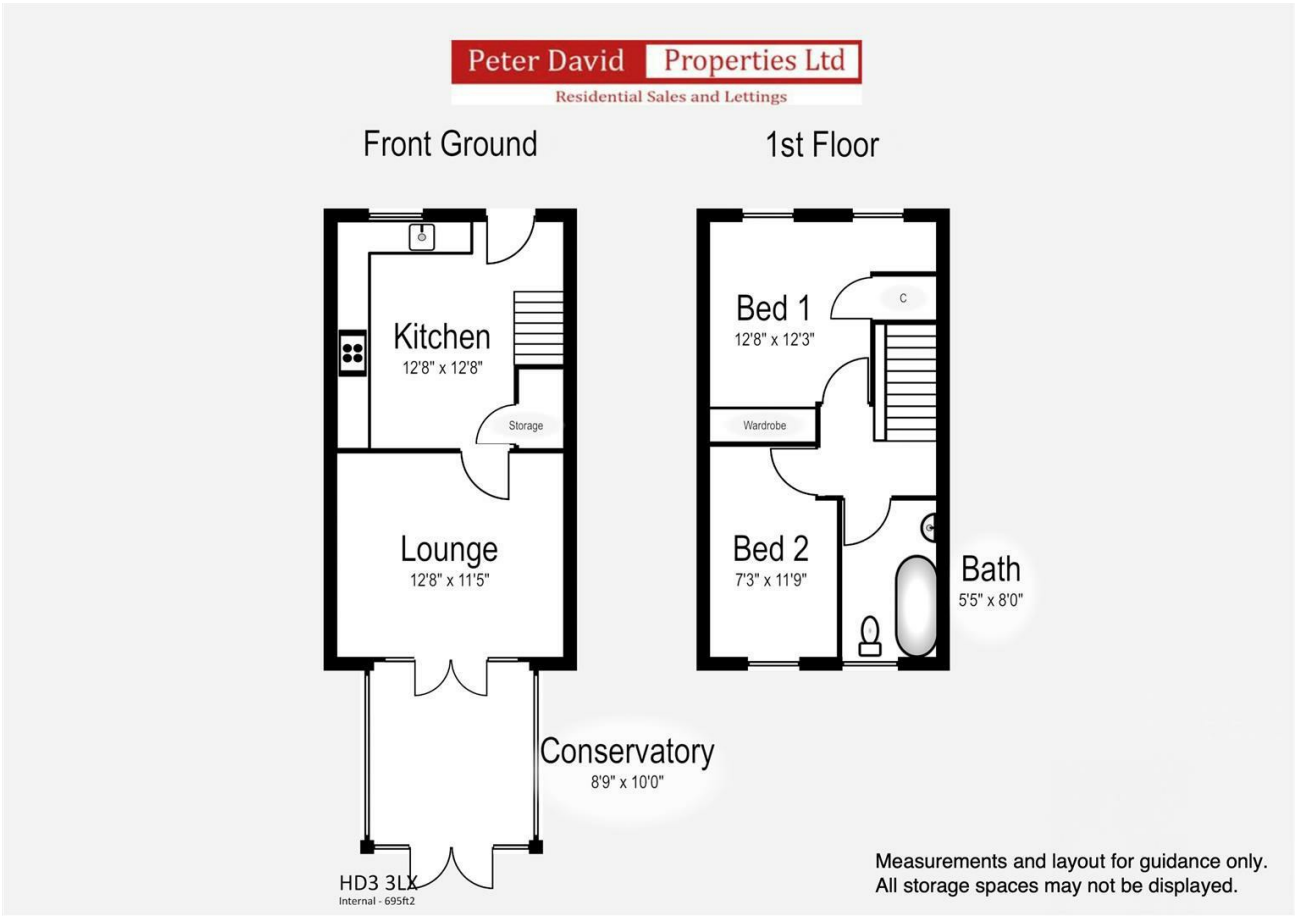
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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

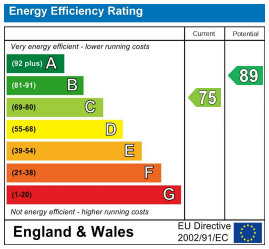
Floor Plan

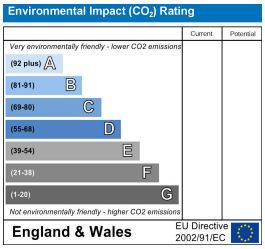


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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