

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 14 Smithy Close

Lindley, Huddersfield, HD3 3ZB

Offers in the region of £435,000



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## Ground Floor -

### Entrance Hallway

Enter this spacious property through a composite front door into a light and welcoming entrance hallway. There is a glass paneled door leading into the living room, and an additional glass paneled door leading into the kitchen/diner. A neutral carpet flows throughout and there is coir matting to the entrance area. Access to the utility room/WC and study with stairs rising to the first floor accommodation.

### Kitchen/Dining Room

A stunning kitchen/diner, which is the hub of this home and provides a perfect space to entertain guests. The kitchen is well equipped with grey gloss matching wall and base units, laminate work surfaces and luxury vinyl flooring which flows throughout. Integrated appliances comprise; a electric oven, an induction hob, an extractor fan, a dishwasher and a fridge/freezer. There is a stainless steel sink and drainer in front of a PVCu window to the rear aspect and double PVCu doors provide access to the rear garden. There is ample space for a dining table.

### Living Room

A superb living space which offers plenty of natural light from the large PVCu bay window to the front aspect. Access to the kitchen/diner via double wood effect doors.

### Utility Room/WC

A useful utility room with a laminate worktops, grey gloss base units, and tiled flooring. Additionally there is a counter top wash basin, a W/C and a integrated washing machine.

### Study

An additional reception room that could be used to serve a variety of purposes such as a study/playroom/snug. Benefiting from a large PVCu window overlooking the front garden.

## First Floor -

## Landing

A light and spacious landing providing access to all bedrooms and the house bathroom. There is a neutral carpet which flows throughout the first floor accommodation and a useful storage cupboard housing the water tank.

### Master Bedroom

A generous Master Bedroom which features mirrored fitted wardrobes with sliding doors. There is a PVCu window to the front elevation and access to the en-suite.

### En-Suite

A fully tiled en-suite shower room with a WC, a hand basin, a chrome towel rail and a walk-in shower cubicle. There is a PVCu privacy window to the front aspect and Amtico luxury vinyl flooring.

### Bedroom Two

A spacious double bedroom benefiting from mirrored fitted wardrobes with sliding doors and a large PVCU window to the front elevation.

### Bedroom Three

A third double bedroom with mirrored fitted wardrobes with sliding doors and a PVCu window overlooking the rear garden.

### Bedroom Four

A fourth double bedroom with mirrored fitted wardrobes with sliding doors and a PVCu window to the rear elevation.

### House Bathroom

A stylish and contemporary fully tiled house bathroom with a WC, a wash basin and a bath with a overhead shower and glass screen. The bathroom also benefits from an extractor fan, a wall mirror and a chrome towel rail. There is Amtico tiled effect vinyl flooring and a PVCu privacy window to the front aspect.

## Exterior

Externally this property offers a large, enclosed garden to the rear featuring a patio area accessed from the kitchen/diner or additional side access. To the front of the property there is a lawn and a tarmacked driveway (providing parking for three cars) leading to a single detached garage with an up and over door.

## 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



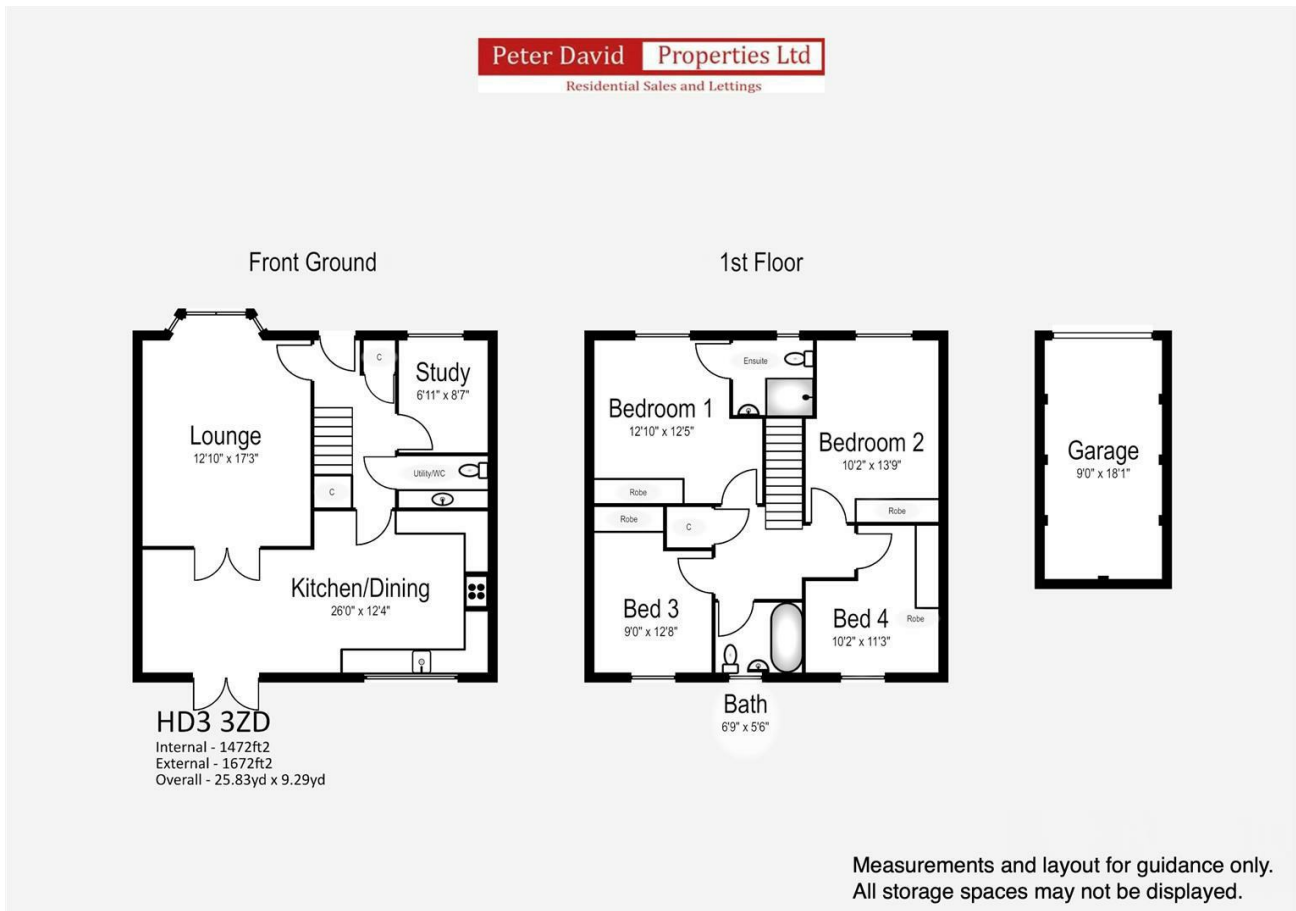
## Hybrid Map



## Terrain Map



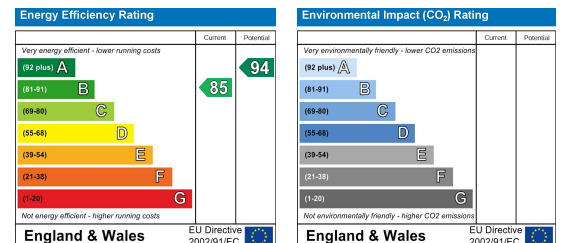
## Floor Plan



## 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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