Peter David Properties Ltd

Residential Sales and Lettings

26 Warrenside

Deighton, Huddersfield, HD2 1LP

Offers in the region of £149,500

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Ground Floor -

Entrance Hallway
Enter the property via a PVCu glass door with a glass side panel into this hallway. The hallway provides access to the kitchen and living room, with stairs rising to the first floor accommodation.

Living Room
A spacious living room with a large PVCu window to the front aspect allowing plenty of natural light to flow in. Double wooden doors lead through to the dining room.

Dining Room
A second reception room with a PVCu window to the rear aspect. Subject to the relevant planning permissions this space has the potential to be renovated and extend the current kitchen to create a spacious kitchen/diner.

Kitchen
The kitchen comprises; matching wooden wall and base units, laminate work-surfaces and a stainless-steel sink and drainer. There is a large PVCu window and a wood door providing access to the side aspect of the garden. The kitchen also benefits from a large under stairs storage cupboard, and a freestanding space for an appliance with plumbing for a washing machine.

First Floor -

Landing
Access to two double bedrooms, a single bedroom and a house bathroom. PVCu window to side elevation provides splendid views.

Master Bedroom
A generously sized master bedroom set to the front of the property. A PVCu window overlooks the front elevation.

Second Bedroom
A second double bedroom set to the rear of the property. PVCu window overlooks the rear garden.

Third Bedroom
A single bedroom with a PVCu window to the rear elevation.

House Bathroom
A partially tiled house bathroom with tiled effect linoleum flooring. Comprising of: WC, wash basin and bath with overhead shower. PVCu privacy window to the rear.

Exterior
The property sits on a substantial corner plot with gardens to three sides. To the rear is a yard area. To the side is a concrete driveway providing off-road parking for up to three cars. To the front is a fully enclosed garden with a well-manicured lawn.

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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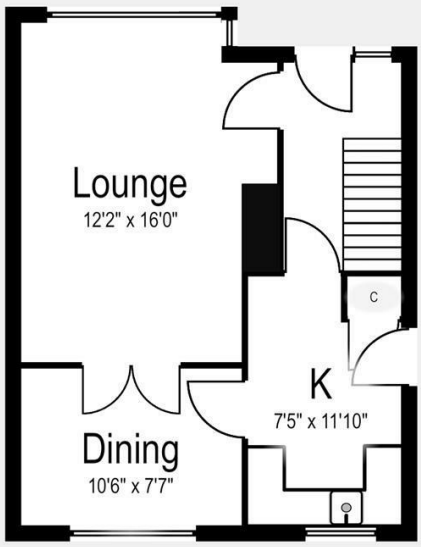
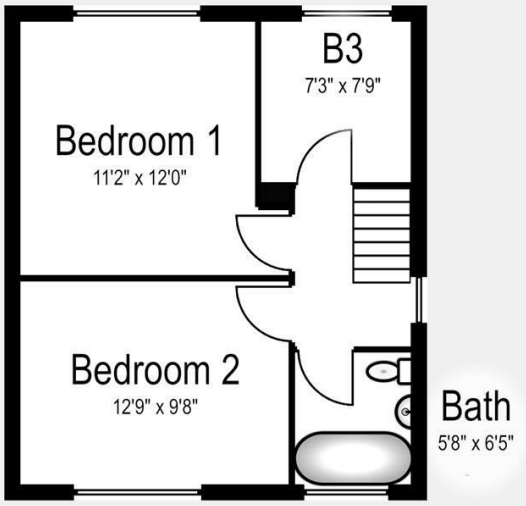
Front Ground



1st Floor



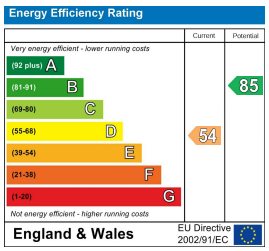
HD2 1LP
Internal - 804ft2

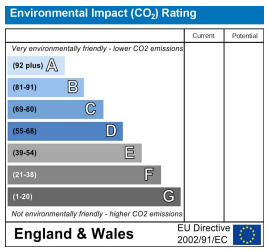
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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