



26 West Street

Lindley, Huddersfield, HD3 3JT

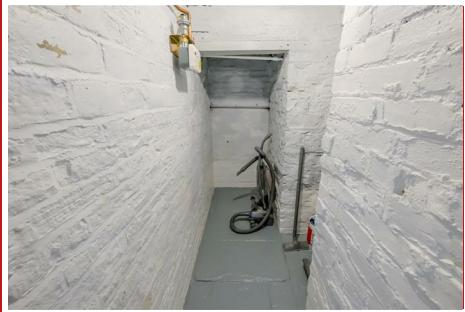
£850 Per month



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Entrance Vestibule

Enter the property through a PVCu door. Access to living room and stairs with new grey carpets throughout.

Living Room

A very spacious living room with grey carpets throughout. Benefiting from an electric fire with a wooden hearth, PVCu to front aspect and access down to the kitchen via a glass panel door.

Kitchen / Diner

A modern kitchen with matching wall and base units, part laminate and part carpet flooring and tiled splashbacks. Integrated appliances comprise of: a single electric oven and hob, an extractor fan and a stainless steel sink and drainer. There is one freestanding space, this includes plumbing for a washing machine. PVCu to front and plenty of space for a dining table.

Utility Room

A good sized utility room for storage.

Landing

Access to both bedrooms, the house bathroom and the closet.

House Bathroom

A fully grey tiled bathroom with tiled flooring, comprising of; WC, hand basin, bath with chrome overhead shower and glass screen. Benefiting from a chrome towel rail.

Bedroom One

A spacious double bedroom, benefitting from a feature fireplace and PVCu to front elevation.

Bedroom Two

A good sized single bedroom with PVCu to front elevation.

Closet

A good sized closet for storage.

Exterior

To the front of the property there is a patio area. On street parking is available.

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**

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Road Map



Hybrid Map



Terrain Map



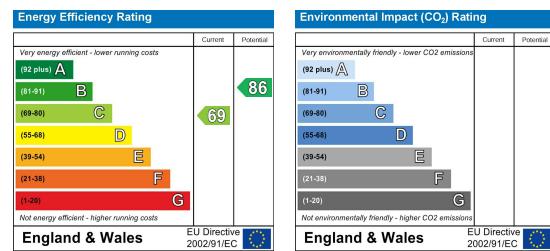
Floor Plan



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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