Peter David Properties Ltd

Residential Sales and Lettings

14 Lidget Street

Lindley, Huddersfield, HD3 3JB

Offers in the region of £165,000

2 1 1 D

14 Lidget Street

Lindley, Huddersfield, HD3 3JB

Offers in the region of £165,000

Entrance Porch
A useful PVCu porch with leaded stained glass windows to two sides and feature tiled flooring. A feature solid wood door leads into the living room.

Living Room
Enter this charming and spacious living room with feature brick fireplace and pillar. Grey carpet flows throughout the property and an open staircase leads to the first floor accommodation. A trap door reveals steps down to the cellar. Archway through to the kitchen.

Kitchen
A spacious kitchen with vinyl flooring, wood wall and base units, laminate worksurfaces, tiled splashbacks and a stainless steel sink and drainer. There is a free standing oven with electric hob and under the counter fridge, freezer and washing machine. UPVc leaded window to side aspect.

Cellar
The cellar is accessed via a trap door in the lounge and provides ample storage space.

Landing
Stairs rise from the living room to a spacious landing with access to both bedrooms and house bathroom.

Bedroom One
A double bedroom with storage cupboards and PVCu leaded window to the front elevation.

Bedroom Two
A second bedroom with built in storage cupboards. PVCu leaded window to side elevation.

House Bathroom
A fully tiled bathroom with vinyl flooring. Comprising of:- WC, a wash basin and a bath with overhead shower and glass screen. Benefiting from a chrome towel rail and PVCu frosted leaded window to front aspect.

Exterior
To the front of the property is an enclosed garden with a paved and decorative gravelled area and a patio with seating. Steps lead down the side of the property to the under-house storage space.

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.

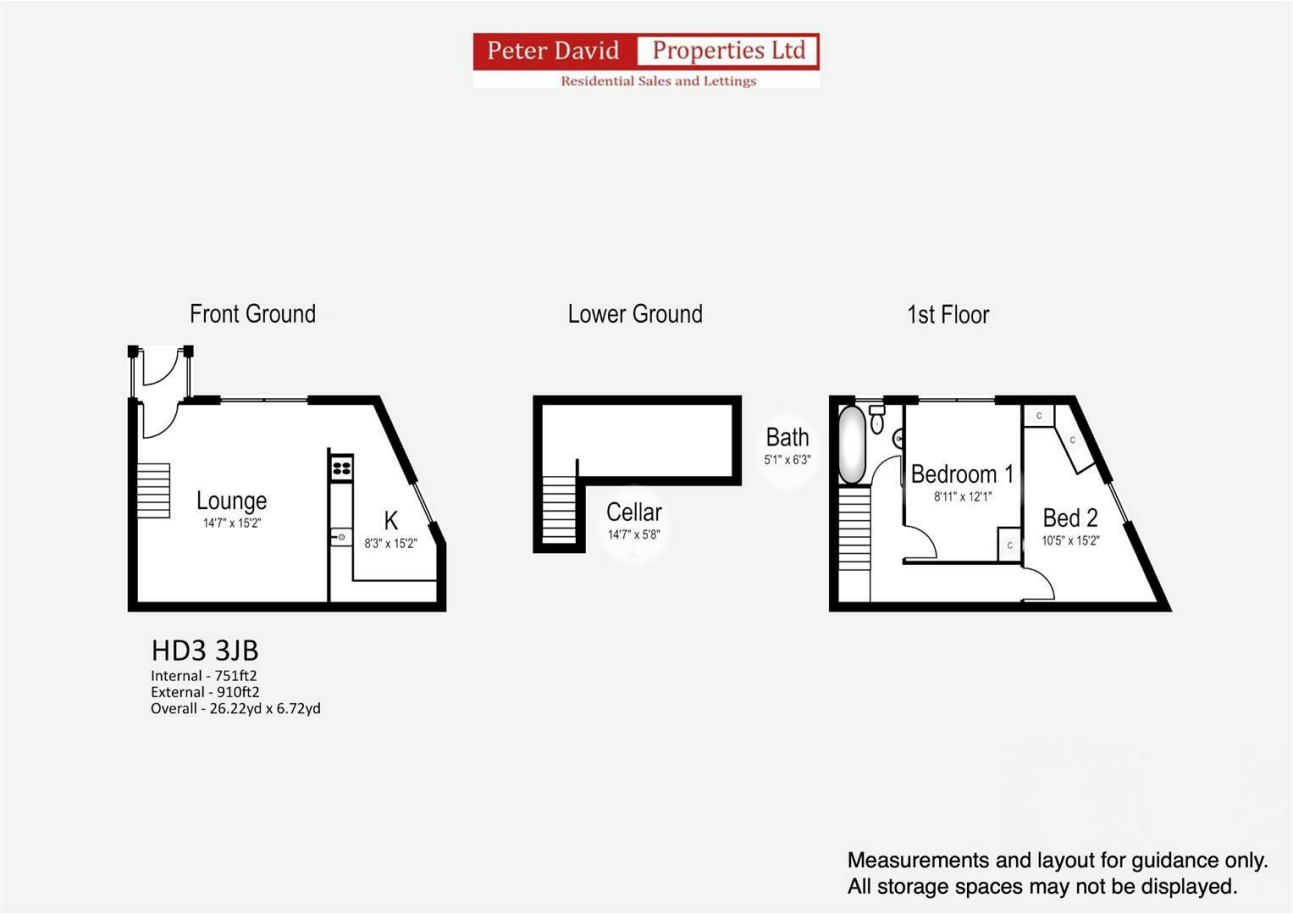
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

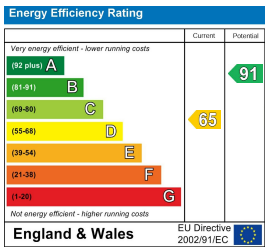
Floor Plan

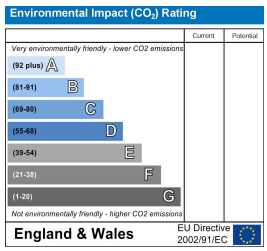


Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk