

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 34 Thorncliffe Street

Lindley, Huddersfield, HD3 3JL

Offers in the region of £129,950





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## Entrance Vestibule

Enter the property through a composite door. Access to the living room and kitchen. Stairs rise to the first floor accommodation.

## Living Room

A spacious living room with neutral carpets and a PVCu window to the front aspect providing allowing natural light to flow in.

## Landing

Carpeted stairs lead down to the lower ground floor.

## Kitchen

A modern kitchen with white high gloss base units, tiled flooring and tiled splashbacks. Integrated appliances comprise of: an electric oven and hob, an extractor fan and a stainless steel sink and drainer and an undercounter fridge. There is a storage cupboard and access to the utility room. PVCu patio doors and PVCu window to the front aspect.

## Utility Room

A useful utility room with plumbing for a washing machine.

## Landing

A good sized landing with access to both bedrooms and the house bathroom.

## Master Bedroom

A double bedroom with PVCu window to the front elevation.

## Second Bedroom

A single bedroom with a PVCu window to the front.

## House Bathroom

A partially tiled house bathroom with wooden flooring. Compromising of; a WC, a wash basin, a bath with overhead shower and curved glass screen and a chrome towel rail.

## Exterior

To the front there is a low maintenance garden with a pathway leading to the main entrance. The property also benefits from on street parking.

## Mortgages

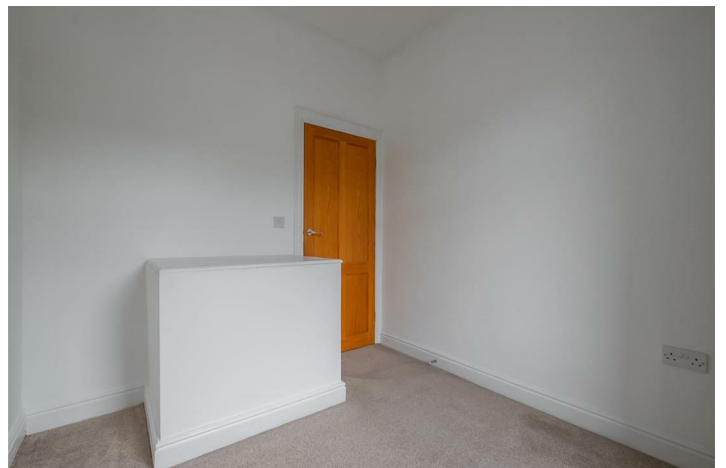
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## 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



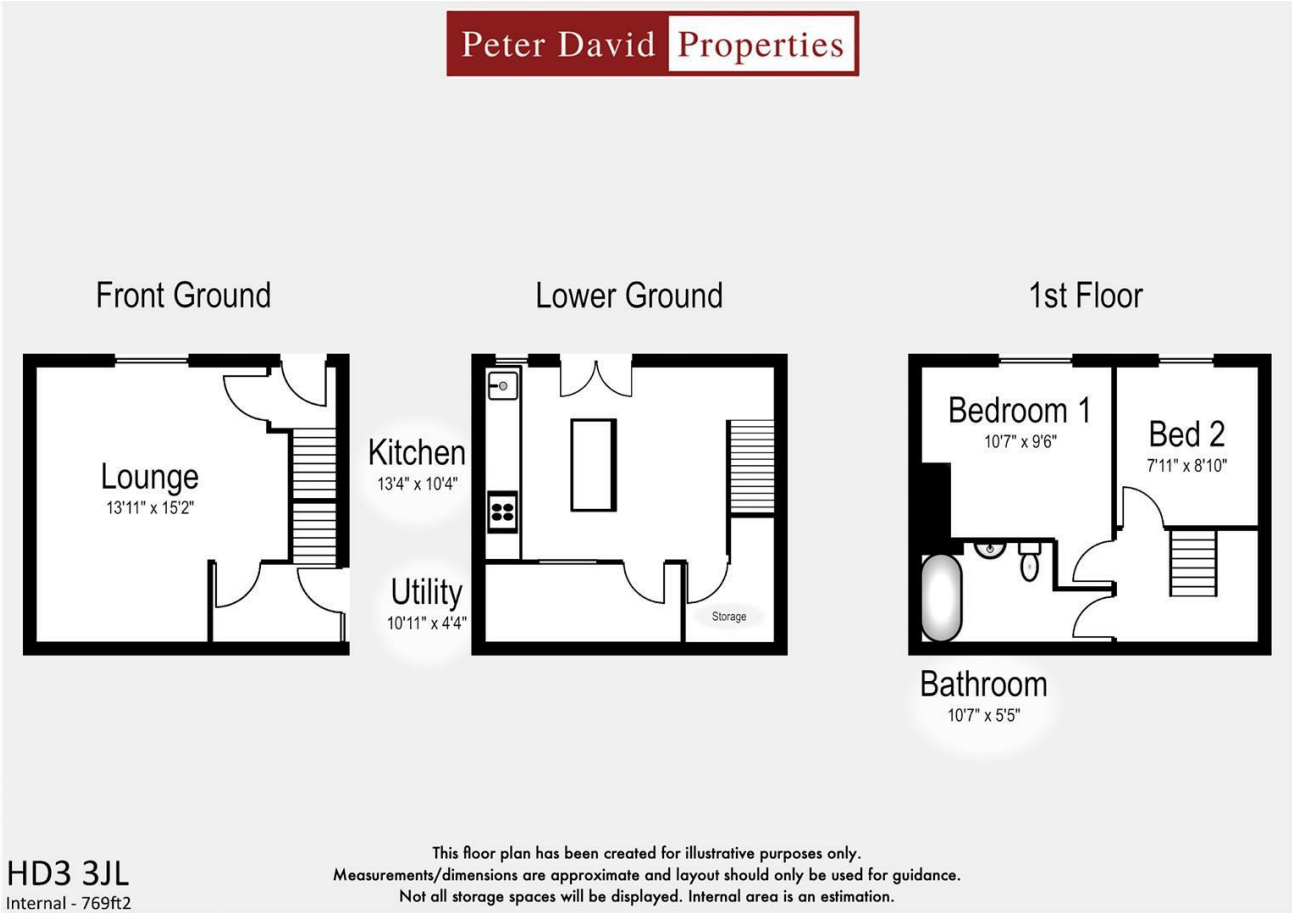
Hybrid Map



Terrain Map



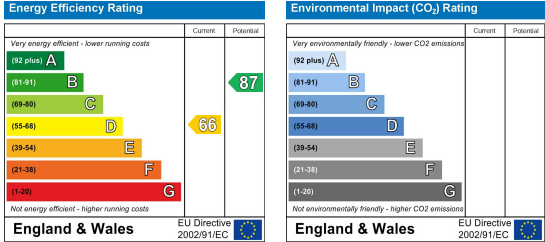
Floor Plan



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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