

Peter David

Properties Ltd

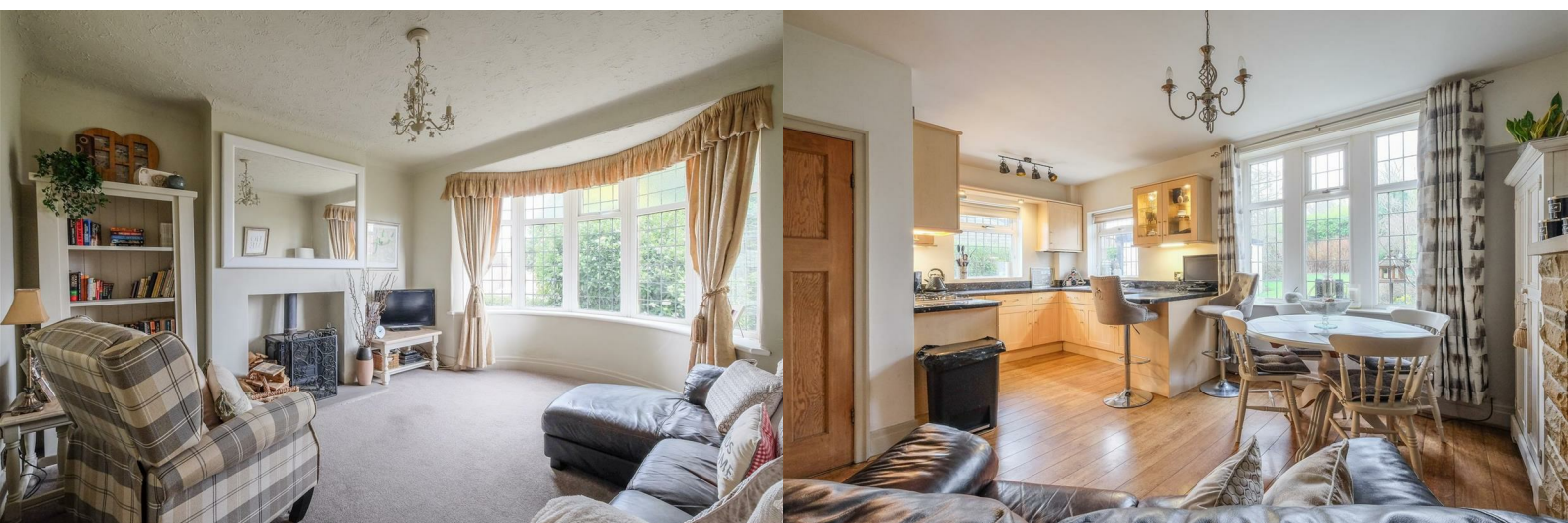
Residential Sales and Lettings



164 Clough Lane

Fixby, Huddersfield, HD2 2JD

Offers in the region of £250,000



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Entrance Hallway

Enter this charming property via PVCu door with PVCu leaded windows to the side. The hallway has wood effect laminate flooring and benefits from a walk in storage cupboard. Access to living room and open plan kitchen/diner/living space. Carpeted stairs rise to the first floor accommodation.

Living Room

To the front of the property is a spacious living room. An inglenook fireplace with a wood burner on a stone hearth takes pride of place. A PVCu bay window to front aspect.

Open plan Kitchen/Diner/Living Space

To the rear of the property is this delightful open plan kitchen/dining/living space. This area has wood effect laminate flooring throughout, wood effect matching wall and base units and laminate worksurfaces. Integrated appliances comprise of an electric oven, a gas hob, an extractor, a dishwasher, a fridge, a washing machine, a breakfast bar with seating for two people and a stainless steel sink and drainer under a PVCu window overlooking the rear garden. A further two PVCu windows allow of natural light. The dining living space benefits from a feature stone inglenook fireplace with a multi-fuel stove making an ideal focal point. There is ample space for a dining table and seating.

Landing

Carpeted stairs rise to the landing with a PVCu window to side elevation. Access to all bedrooms, bathroom and separate WC.

Bedroom One

A spacious double bedroom with fitted wardrobes. PVCu window to rear aspect.

Bedroom Two

A second spacious double bedroom to the front with fitted wardrobes and PVCu window to front elevation.

Bedroom Three

A single bedroom with a storage cupboard housing the boiler. PVCu to front elevation.

WC

A partially tiled WC with PVCu privacy to side elevation.

House Bathroom

A fully tiled house bathroom comprising of: a wash basin and a bath with an electric overhead shower and glass screen. PVCu privacy window to rear elevation.

Exterior

To the rear of the property is a spacious private and enclosed garden with a lawn, mature trees and shrubs and a paved patio area. To the front is a further garden with mature trees and shrubs, a patio area and a concrete cobbled effect driveway (off road parking for four cars) leading to a single detached garage with an up an over door and electric.

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

Peter David Properties

Front Ground

1st Floor

HD2 2JD
 Internal - 1106ft²

This floor plan has been created for illustrative purposes only.
 Measurements/dimensions are approximate and layout should only be used for guidance.
 Not all storage spaces will be displayed. Internal area is an estimation.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

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

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

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

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