

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 6 Sandmoor Drive

Lindley, Huddersfield, HD3 3WF

Offers in the region of £250,000



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## Entrance Hallway

Enter the property via PVCu door into the hallway. Benefiting from a storage cupboard and access to all rooms.

## Living Room

To the front is a spacious living room with an electric fire on a marble hearth with wood surround taking pride of place. PVCu window to front aspect.

## Kitchen

A modern kitchen with laminate flooring, matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: eye level double electric oven, a microwave, an electric hob, an extractor, a fridge freezer, a washing machine and a stainless steel sink and drainer under a PVCu window to side aspect. Benefiting from a breakfast bar with seating for two people. There is a further PVCu window to rear aspect with a PVCu door leading out to the rear garden.

## Bedroom One

To the rear is a large double bedroom with fitted wardrobes. PVCu window to rear aspect.

## Bedroom Two

To the front is a single bedroom with PVCu window to front aspect.

## Bathroom

A fully tiled bathroom with tiled flooring. Comprising of: a concealed cistern WC, an inset wash basin with vanity unit and a bath with overhead shower. Benefiting from a chrome towel rail and PVCu window to side aspect.

## Exterior

To the rear is a private and enclosed paved and gravelled garden with a raised decking area and summerhouse. There are raised beds with shrubs. To the front is a lawn with herbaceous borders and a paved driveway with parking for four cars leading to a single detached garage with electric doors, lighting and power.

## 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.



