Peter David Properties Ltd

Residential Sales and Lettings

# 188 Longwood Gate

Longwood, Huddersfield, HD3 4XF

**Offers in the region of £115,000**

1 1 1 D

# 188 Longwood Gate

Longwood, Huddersfield, HD3 4XF

## Offers in the region of £115,000

### Open Plan Living/Kitchen

Enter the property via a new composite door into this newly decorated open plan living/kitchen space. Having laminated flooring and PVCu window to front aspect with splendid views. The kitchen space has matching wall and base units. Integrated appliances comprise of: an electric oven, a gas hob with perspex splashback, under the counter fridge and freezer and a stainless steel sink and drainer. There is one free space for an appliance. PVCu window to rear aspect. Stairs lead down to the cellar and stairs rise to first floor accommodation.

### Cellar

A useful cellar, ideal for storage.

### Landing

Carpeted stairs rise to the landing. Access to bedroom and bathroom. PVCu window to rear elevation.

### Bedroom One

To the front of the property is a spacious double bedroom with twin PVCu windows providing plenty of natural light and benefiting from far reaching views.

### House Bathroom

A partially tiled house bathroom with laminate flooring. Comprising of: WC, wash basin and a bath with overhead shower and benefiting from a glass screen and extractor.

### Exterior

To the rear of the property is a shared garden accessed from steps to the side of the property. To the front there are steps up to the front door and a seating space with those far reaching views.

### 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

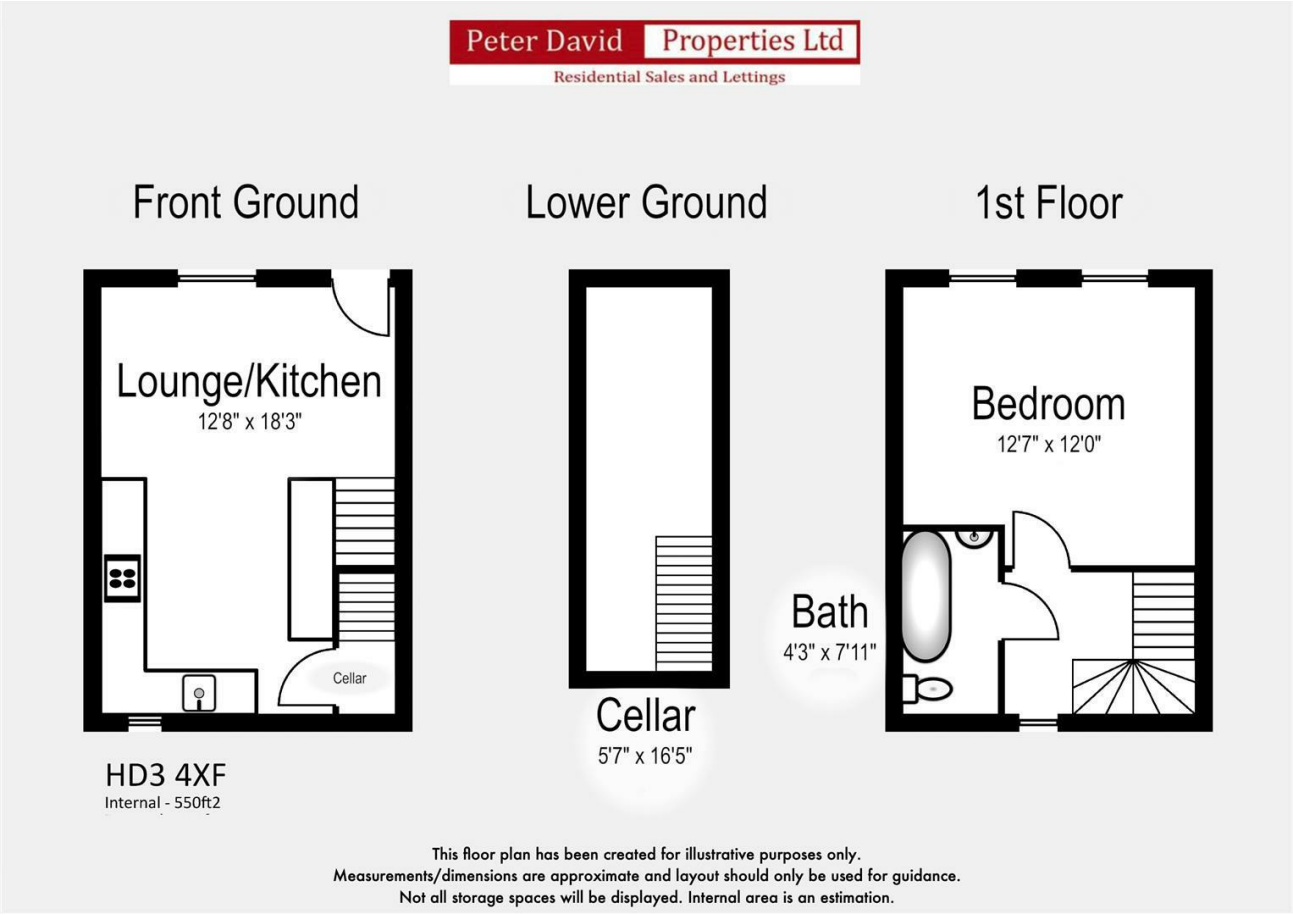
ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Road Map

## Hybrid Map

## Terrain Map

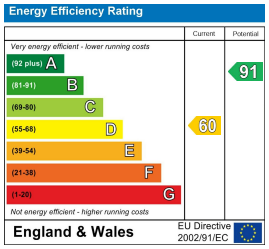
## Floor Plan

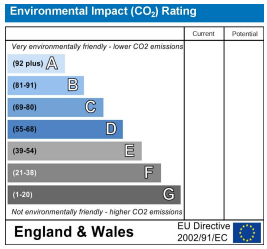



## Viewing

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