Peter David Properties Ltd

Residential Sales and Lettings

19 Temple Street

Lindley, Huddersfield, HD3 3JG

Offers in the region of £230,000

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Ground Floor -

Entrance Hallway
Enter the property via a stylish composite front door into an entrance hallway adorned with Amtico laminate wood flooring. Stairs rise to the first floor accommodation and a timber and glazed internal door gives access to the kitchen.

Kitchen
A contemporary kitchen set to the rear of the property with a PVCu window looking out over the garden. The kitchen boasts a stylish range of modern navy shaker style wall and base units with contrasting rose gold effect handles with quartz worktops with matching splashbacks and a inset one and a half bowl sink with a rose gold effect tap. Integrated appliances comprise of a Neff five ring induction hob, a Neff stainless steel extractor fan and a Bosch stainless steel electric fan assisted oven beneath. There are two additional spaces for appliances including a slimline dishwasher and a American style fridge freezer. To add to the charm is Amtico wood effect flooring and exposed beams to the ceiling.

Living/Dining Room
A spacious room for all the family to enjoy with a large PVCu window allowing plenty of natural light to flow through and a composite door providing access from the front of the property. This space features exposed beams and an impressive inglenook stone fireplace with stone flagged hearth housing a log burner. From the living room there is a door providing access to the cellar.

First Floor -

Landing
Carpeted stairs with glazed balustrade and a oak hand rail lead to the landing. The landing provides access to all the bedrooms, the house bathroom and a insulated roof space.

Bedroom One
A generously proportioned double bedroom with a PVCu window looking out over the garden. The vendors will be leaving the wardrobe in the bedroom.

Bedroom Two
A second double bedroom with a PVCu window to the front elevation. The vendor will be leaving the wardrobe in this bedroom.

Bedroom Three
A characterful spacious single bedroom with exposed stone work and a PVCu window to the front elevation.

House Bathroom
A modern house bathroom with tiled flooring, partially tiled walls and a chrome towel rail. Comprising of a wash basin set in a vanity unit, a low flush WC and large walk in shower with a glass screen.

Exterior
Externally, this property features a south facing area of astro turf, timber decking and a cobbled footpath which leads down the far side of the property onto a wide cobbled pathway with timber privacy gates giving access onto Temple Street. It should be noted that there is pedestrian right of way if required for the adjoining houses in the terrace.

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

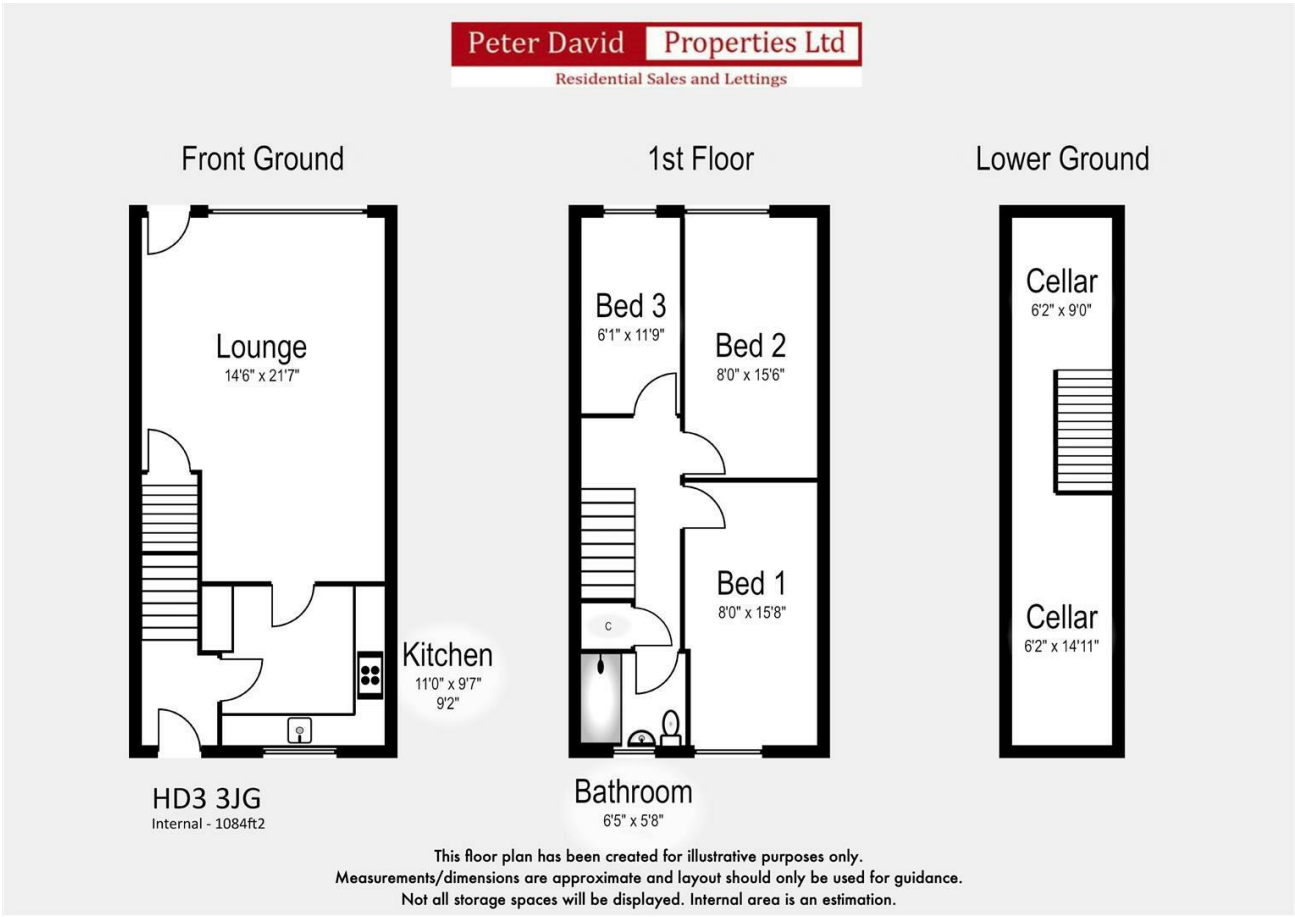
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

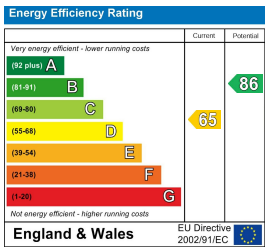
Floor Plan

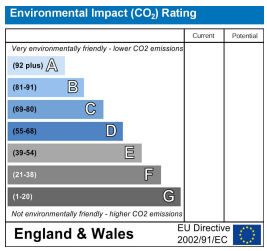


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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