

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 33 Spa Wood Top

Newsome, Huddersfield, HD4 6AY

Offers in the region of £160,000



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## Entrance Hallway

Enter the property via a PVCu front door into the entrance hallway providing access to the living room and with stairs rising to first floor accommodation. Laminate flooring flows throughout and into the living room.

## Living Room

A spacious living room with a PVCu window to the front aspect allowing plenty of natural light to flow in. There is a wood burner with stone surround and built in shelving and cupboards to the alcove.

## Kitchen/Diner

Set at the rear of the property is this spacious and tastefully designed kitchen/diner with matching wall and base units, wooden laminated work surfaces, tiled splash backs and laminate flooring. Integrated appliances comprise; a dual oven, an induction hob and an extractor fan. There is also space for a further two freestanding appliances and plumbing for a washing machine. There is a white, ceramic sink and drainer with black mixer tap in front of a PVCu window overlooking the rear garden. Contemporary wooden shelving surrounding the room offer plenty of useful storage space and there is ample space for a dining table. Double PVCu doors lead out into the rear garden and there is also access to the cellar.

## Landing

Providing access to all bedrooms and the bathroom.

## Master Bedroom

The master bedroom is truly a focal point of the property featuring high ceilings, exposed beams and two velux windows offering plenty of natural light. Additionally there is a PVCu window to the front aspect and laminate flooring.

## Bedroom Two

A second double bedroom with a PVCu window to the rear aspect and built-in storage cupboards to the alcove. A neutral carpet flows throughout.

## Bedroom Three

A single bedroom with a PVCu window to the front elevation. Laminate flooring flows throughout.

## Bathroom

A partially tiled bathroom comprising; a WC, wash basin and bath with overhead shower. There is a PVCu privacy window to the rear aspect and tile effect vinyl to the floor.

## Exterior

Externally the property benefits from a tiered rear garden comprising of a pleasant decked area and a small lawn space. Additionally across the back lane is an additional area of land leased by the current vendors to provide extra garden space. A single garage is also available to lease by separate negotiation. To the front of the property is an easy to maintain graveled area and a pathway and steps lead to the front door.

## 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.

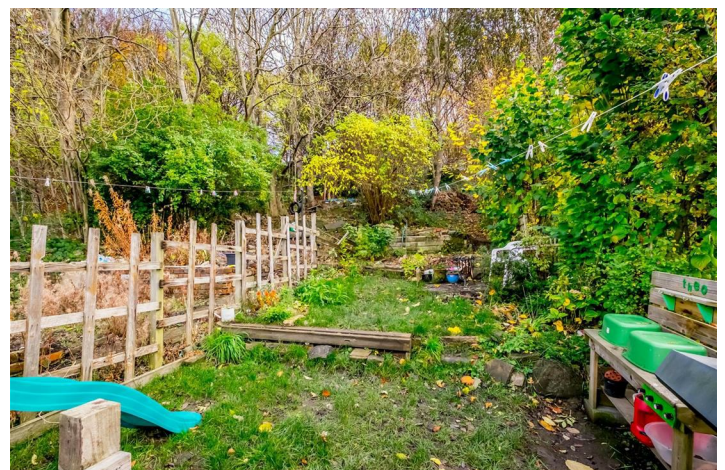
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



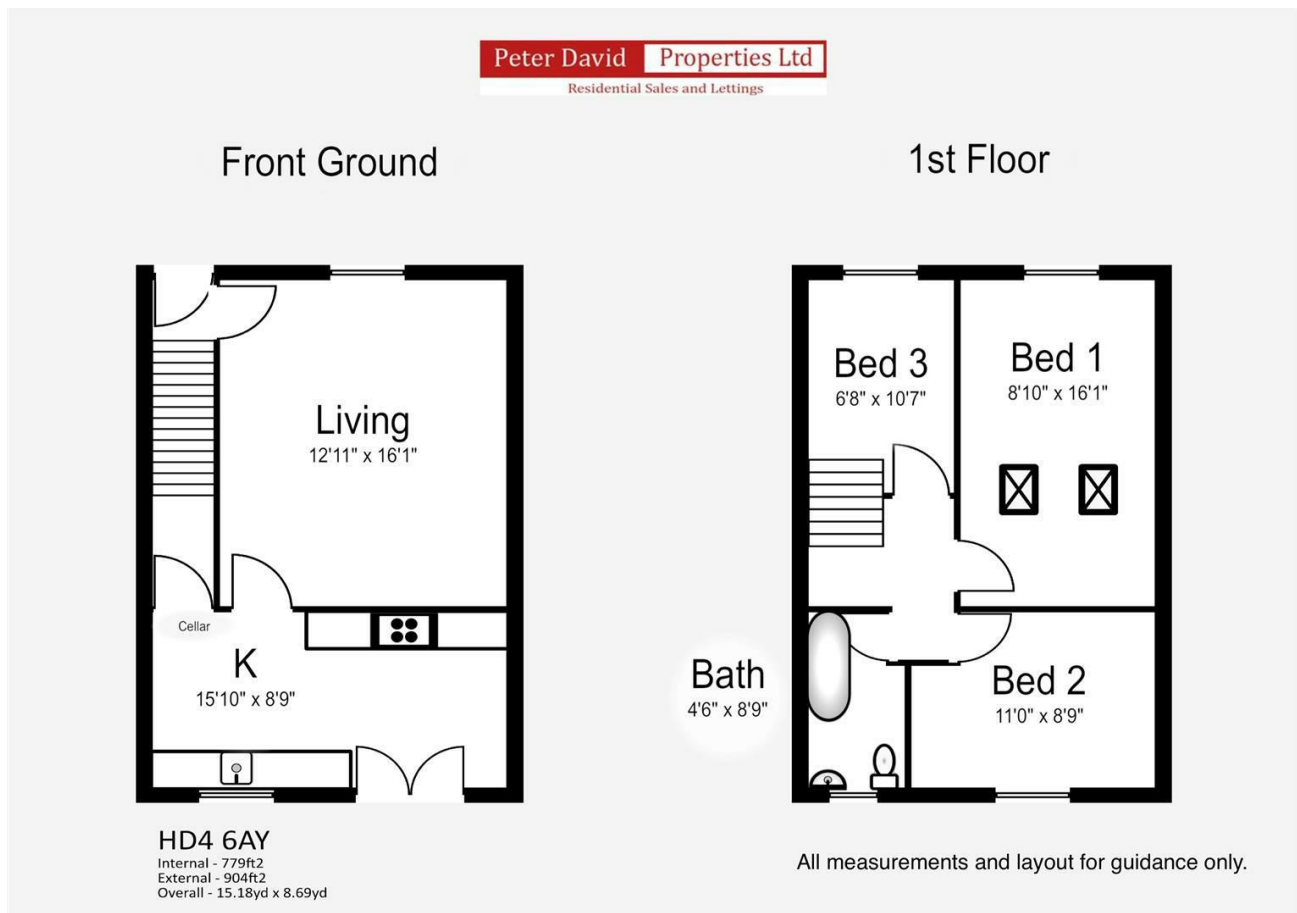
## Hybrid Map



## Terrain Map



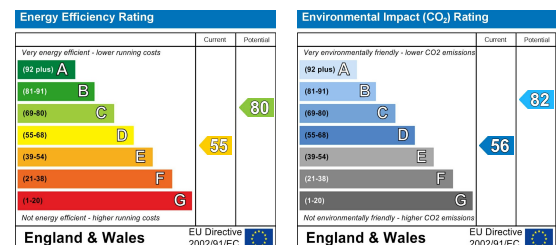
## Floor Plan



## 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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