Peter David Properties Ltd

Residential Sales and Lettings

22 Wadsworth Fold

Lindley, Huddersfield, HD3 3NB

Offers in the region of £375,000

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Ground floor -

Entrance Hallway
Enter this spacious property through a composite front door into a light and welcoming entrance hallway with stairs rising to the first floor accommodation. Luxury Vinyl flooring flows throughout and there is access to the living room and double wood and glass doors lead into the kitchen/diner.

Living Room
This modern and luxurious reception room features a bay PVCu window to the front aspect and a grey carpet. There is a large under stairs cupboard offering useful storage space.

Kitchen/Diner
A well equipped kitchen with cream gloss matching wall and base units, laminate work tops and tiled splash-backs. Integrated appliances comprise; a gas hob, an extractor fan, a dual oven, a dishwasher and a fridge/freezer. There is a stainless steel sink and drainer in front of a PVCu window to the rear aspect and double PVCu doors provide access to the rear garden. Luxury Vinyl flooring flows throughout and there is ample space for a dining table. An archway leads to the utility room.

Utility Room
A useful utility room with a laminate worktops and cream gloss wall units. There is plumbing for a washing machine and space for an additional freestanding appliance. A composite door provides access to the rear garden.

WC
A modern, partially tiled ground floor WC with a hand basin. There is a PVCu privacy window to the side aspect.

First floor -

Landing
A spacious landing providing access to all the bedrooms and the house bathroom. A neutral carpet flows throughout the first floor accommodation and there is a large storage cupboard housing the water tank. A loft hatch leads to a partially boarded loft space with built in shelving. There is a PVCu window to the side aspect.

Master Bedroom
A generous Master Bedroom with two PVCu windows to the front elevation. The bedroom benefits from a dressing area with built-in drawers, a dressing table and a large wardrobe with mirrored, sliding doors.

En-suite
A fully tiled en-suite shower room with a WC, hand basin and a walk-in shower cubicle. There is a PVCu privacy window to the side aspect and tiled flooring.

Bedroom Two
A double bedroom benefiting from fitted wardrobes to two walls and a dressing table providing plentiful storage. There is a large PVCu window overlooking the rear garden.

Bedroom Three
A third double bedroom with a PVCu window to the front aspect.

Bedroom Four
A fourth double bedroom with a large PVCu window to the rear.

House Bathroom
A stylish, partially tiled house bathroom with a WC, a wash basin and a bath with an overhead shower and glass screen. There is wood effect vinyl flooring and a PVCu privacy window to the side elevation.

Exterior
Externally this property offers a large, enclosed garden to the rear featuring a patio area, a curved lawn with stepping

stones and surrounding flower beds and a raised decked area. To the front of the property there is a lawn and a double paved driveway leading to a single integral garage, which has an up-and-over door, power and light.

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

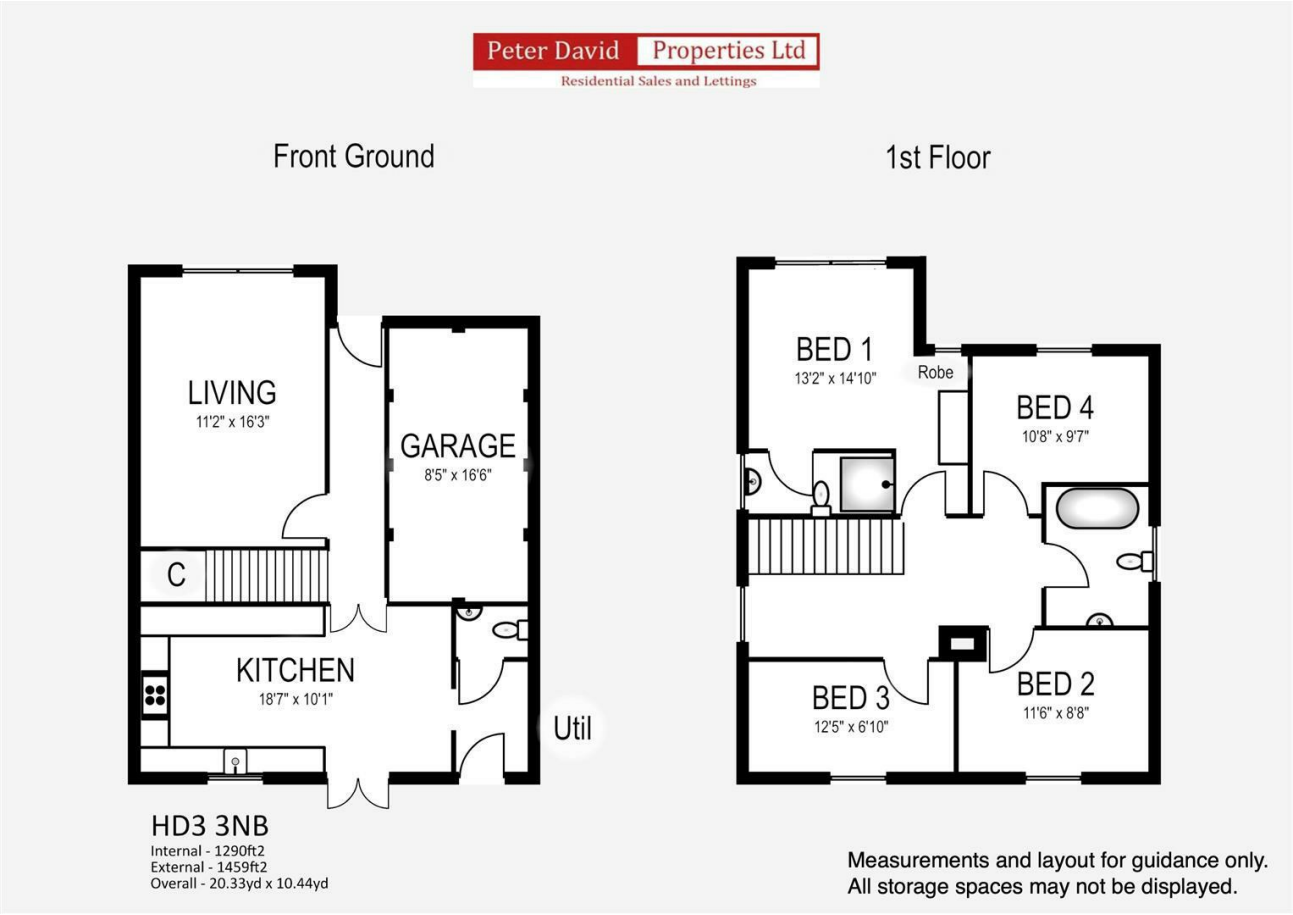
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

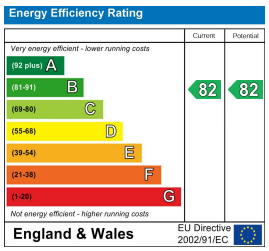
Floor Plan

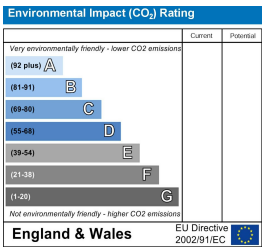


Viewing

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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