Peter David Properties Ltd

Residential Sales and Lettings

407 Manchester Road

Huddersfield, HD7 5RD

£87,500

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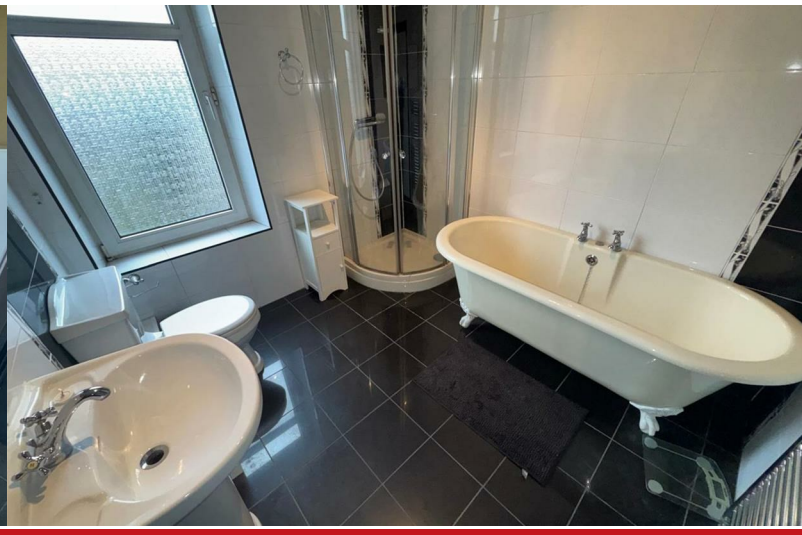


407 Manchester Road

Linthwaite, Huddersfield, HD7 5RD

£87,500

Offered to the market with no upward chain, this elevated one-bedroom property offers well-proportioned accommodation throughout. The property briefly comprises a spacious living room, fitted kitchen, double bedroom and a bathroom featuring a four-piece suite, along with the added benefit of a cellar for storage.

Externally, there is a terrace to the rear. Ideally located close to local amenities, the property is perfectly positioned for commuters, situated on a main route into Huddersfield town centre with convenient access to the railway station and the M62 motorway network.

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

Entrance Porch

A useful entrance porch.

Living Room

14'8" x 14'0" (4.49 x 4.27)

A spacious living room with windows to the front aspect.

Kitchen

9'4" x 7'10" (2.87 x 2.41)

A good-sized kitchen with wall and base units and ample work surfaces. Benefiting from a tiled splashbacks and with space for free-standing appliances. Inset sink and drainer, laminate flooring and access to the cellar.

Bedroom One

14'2" x 14'2" (4.32 x 4.32)

A large double bedroom with ample space for wardrobes or a dressing table. Two windows providing plenty of natural light.

Bathroom

A large bathroom with a four piece suite, comprising: a WC, hand basin, bath and a corner shower unit. Monochrome tiling and an obscured window.

External

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HD7 5RD.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

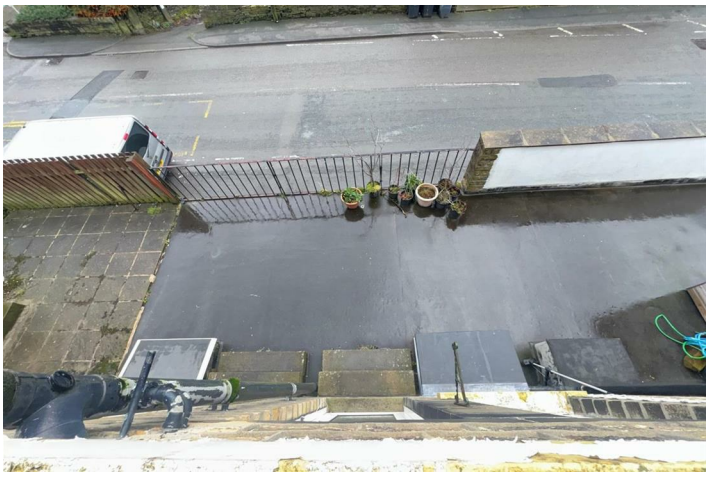
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

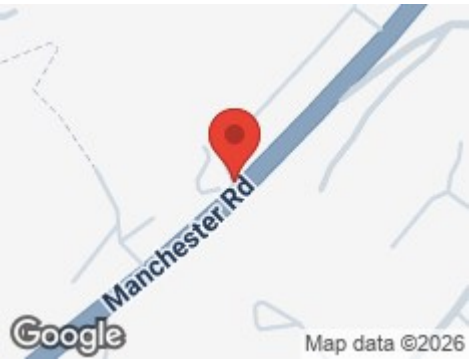
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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

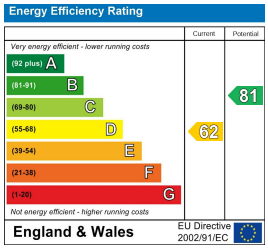
Terrain Map

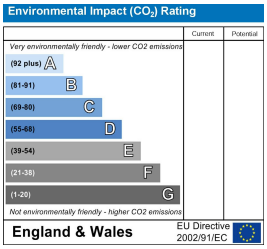
Floor Plan

Viewing

Please contact us on 01484 719191 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.