

Peter David

Properties Ltd

Residential Sales and Lettings



567 New Hey Road

Mount, Huddersfield, HD3 3XN

Offers in the region of £375,000



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Groundfloor:

Enter the property via a solid wood door with a stained glass window into the kitchen/hallway. Benefiting from a large cloakroom and storage cupboard.

Kitchen

This large kitchen is the hub of the house and has laminate flooring and an abundance of features such as beams, a stone inglenook fireplace housing a five ring gas hob with tiled splashback. The kitchen has cream base units, with laminate work surfaces. Integrated appliances comprise of an eye level double electric oven, an American fridge/freezer, a dishwasher and a stainless steel sunken sink. There is a useful island with seating for two people and undercounter storage. Two wooden double glazed windows provides plenty of natural light. Access to the dining room, living room, cellar and stairs rising to first floor accommodation.

Cellar

A useful cellar with electric and plumbing for a washing machine.

Dining Room

This large and spacious dining room is to the rear of the property and benefits from a Media wall, housing a modern electric flame fire. A wooden double glazed window overlooks the rear garden and has splendid views across to Crosland Moor and beyond. A solid wood barn door leads out to the rear garden.

Living Room

To the front of the property is a spacious yet cosy living room with laminate flooring, beams and an inset fireplace housing a log burner. Wooden double glazed window to the front of the property. Access to the second cellar.

Cellar

A further useful cellar providing plenty of storage space.

First floor:

Carpeted stairs rise from the kitchen to the first floor landing with a wooden double glazed window to first floor elevation. Access to three double bedrooms and modern house bathroom.

Landing

This large and spacious landing has a feature wood balustrade and sweeping curved stairs rise to the second floor. An L-shaped landing with plenty of storage cupboards and featuring the characterful beams

Bedroom One

To the rear of the property is this large double bedroom with feature cast iron fireplace. Wooden double glazed window to rear elevation and those splendid views.

Bedroom Two

To the front is a second double bedroom with fitted wardrobes and wooden double glazed window to front elevation.

Bedroom Three

To the front is a third double bedroom with feature inset fireplace and wooden double glazed window to front aspect.

House Bathroom

A modern partially tiled house bathroom with hi-gloss tiled flooring. Comprising of: WC, wash basin with vanity unit, bath and shower cubicle with glass panel and glass door. Benefiting from a chrome towel rail, vertical radiator and wooden double glazed privacy window to front elevation

Second floor:

This large and wide staircase rises up to the second floor.

Bedroom Four

To the rear is a fourth double bedroom with walk in wardrobe. Wooden double glazed window which provides splendid views.

Office

A useful office providing an abundance of storage cupboards.

Exterior

To the front of the property there is off-road parking for three cars. Steps lead down to a flagged pathway and the front door. Benefiting from an outside useful storage unit. To the rear of the property is an enclosed garden with a paved patio area and steps down to the lawn.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Road Map



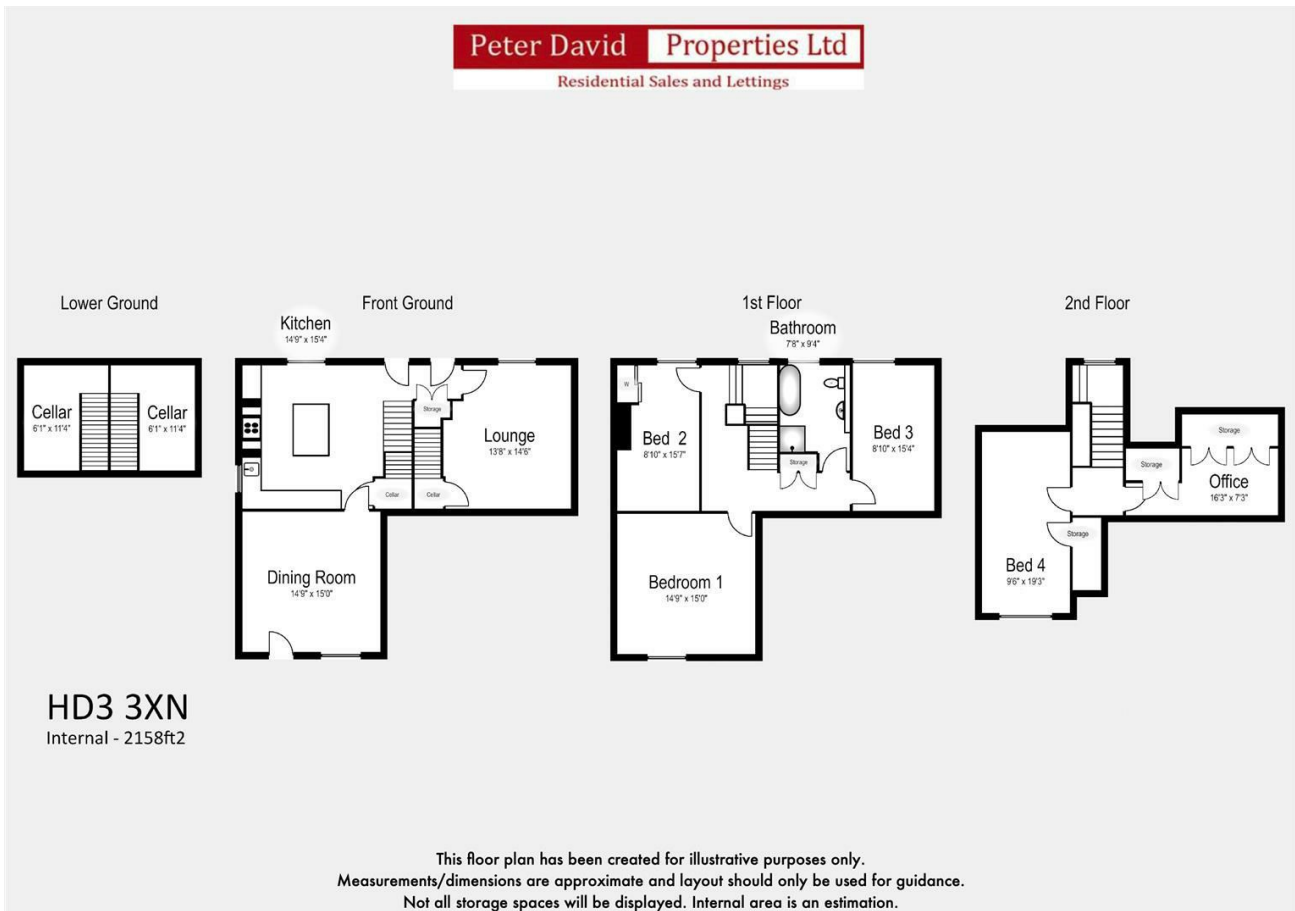
Hybrid Map



Terrain Map



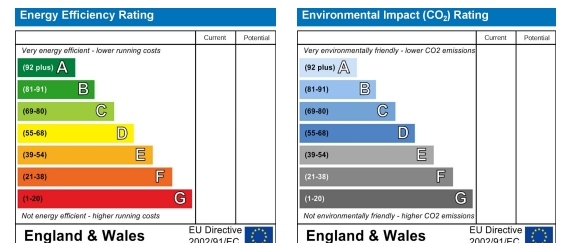
Floor Plan



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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