

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1A Weatherhill Road

Lindley, Huddersfield, HD3 3LD

Offers in the region of £399,950





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## Ground Floor -

### Entrance Hallway

Enter the property into this spacious entrance hallway, accessed through a composite door featuring a privacy glass panel. A PVCu window on the side aspect fills the hallway with natural light, creating a welcoming atmosphere upon entry. From here, you'll find convenient access to the living room, office, and kitchen/diner, facilitating easy movement and flow throughout the ground floor. Additionally, a useful under stairs storage cupboard provides ample space for storing household essentials.

### Living Room

A spacious living room, boasting natural light from PVCu windows on both the front and side aspects. French doors lead out to the rear garden, effortlessly extending your living space outdoors. The focal point of the room is a stylish wood-burning stove, set atop a tiled hearth with a wood mantle, offering both warmth and character to the space.

### Open Plan Kitchen/Diner

Set to the rear of the property, discover the open-plan kitchen/diner, featuring wood-effect linoleum flooring. Cream wall and base units, tiled splash-backs, and granite-effect work surfaces create a stylish and functional space. Integrated appliances include an extractor fan, dishwasher, gas oven with grill, electric oven, and 5-ring gas hob. PVCu windows offer views to the front and side, while a composite door provides access to the rear garden. Access to the utility room.

### Utility Room

A useful utility room with ample room for a dryer and plumbing for a washing machine.

### Study

A versatile second reception room, currently serving as a study but adaptable to the needs of the new owners. PVCu

patio doors to the front aspect illuminate the room with natural light while offering convenient access to outdoor areas.

## First Floor -

### Landing

The landing provides access to all four bedrooms and the house bathroom.

### Master Bedroom

A spacious master bedroom, adorned with a plush grey carpet. Natural light streams in through PVCu windows, both to the front and rear, creating a bright and airy atmosphere. Conveniently, this master retreat offers access to the en-suite.

### En-Suite

A fully tiled en-suite equipped with a WC, a wash basin, and a rainhead shower with a glass screen. There is the added benefit of underfloor heating, a chrome towel rail and a mirrored wall unit.

### Bedroom Two

A second double bedroom set at the rear of the property enhanced by a grey carpet and a PVCu window overlooking the rear garden.

### Bedroom Three

A third double bedroom with a PVCu window to the front and side elevation.

### Bedroom Four

A single bedroom with a PVCu window to the front elevation.

### House Bathroom

A partially tiled house bathroom featuring wood-effect laminate flooring. Complete with a WC, a wash basin, a rainhead shower with a glass screen, and a bath. A privacy window to the rear ensures natural light flows in.

## Exterior

Externally, this home boasts a substantial plot, offering ample outdoor space for your enjoyment. The wrap-around garden is ideal for soaking up the outdoors, with various areas for relaxation and recreation. At the front, dual driveways provide off-road parking for up to four cars, ensuring convenience for residents and guests.

To the rear, a tiered patio and lawn provides the perfect spot for outdoor entertaining. Additional amenities include a shed for storage, an outdoor tap and an outdoor socket for added functionality.

## 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.

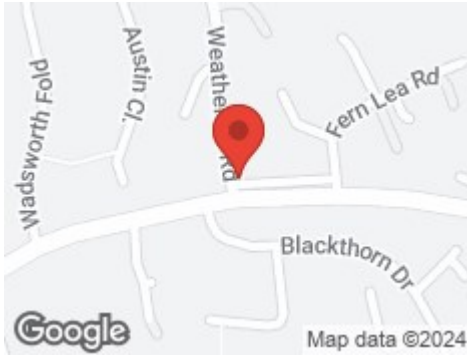
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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



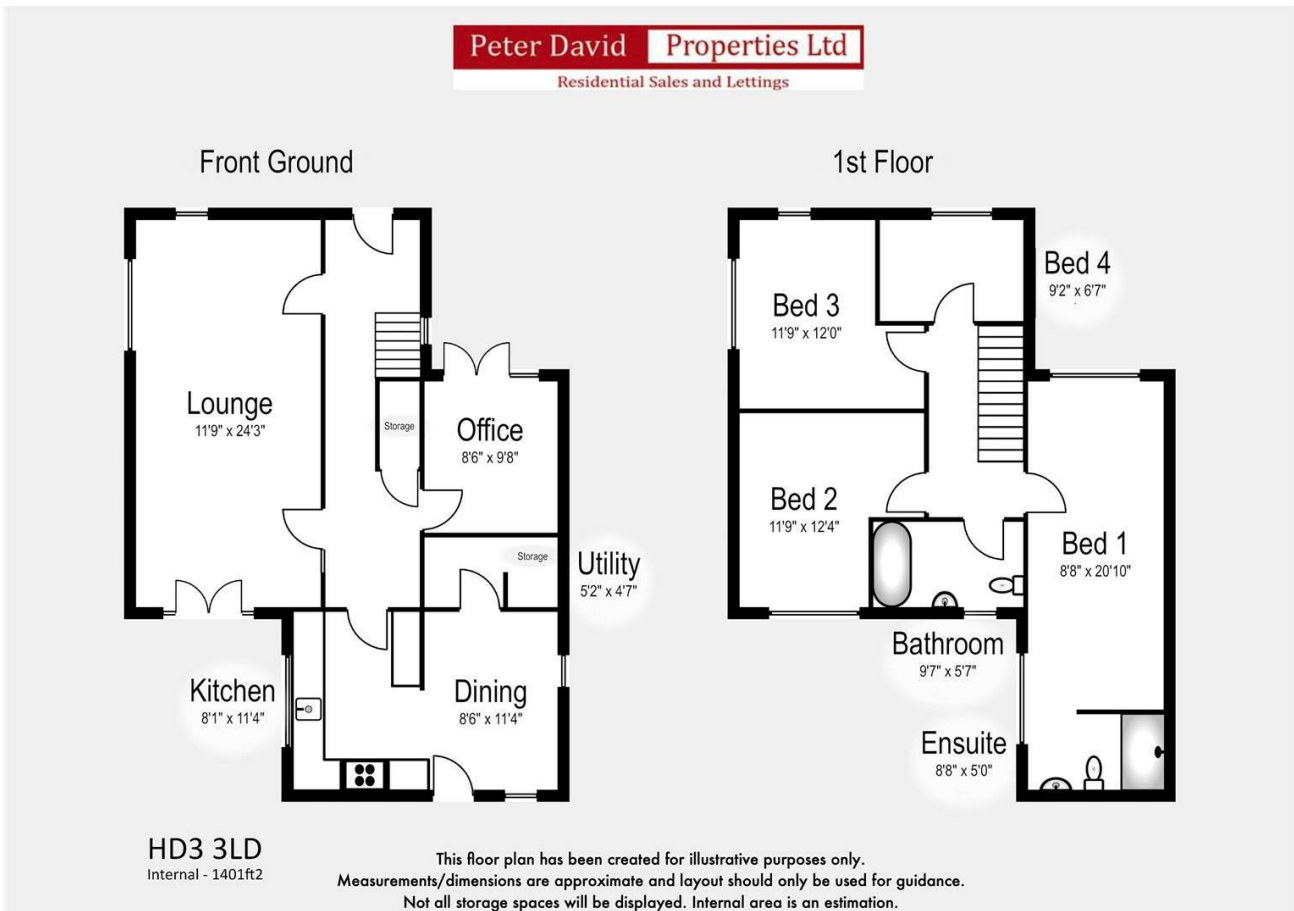
## Hybrid Map



## Terrain Map



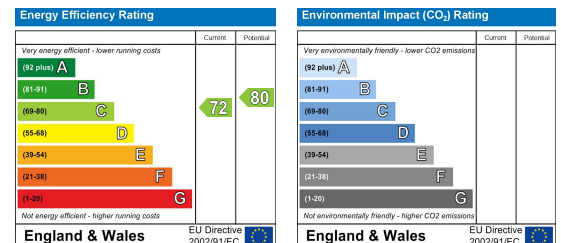
## Floor Plan



## 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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