

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 10 Lindley Moor Road

Ainley Top, Huddersfield, HD3 3RT

Offers in the region of £207,000



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## Entrance Hallway

Enter the property via a PVCu door into a spacious hallway with coir matting, tiled flooring and feature half panelling on the walls. Access to living room, dining room, kitchen and bedroom two or study.

## Living Room

To the front of the property is this spacious living room with PVCu bay window. An inglenook fire place with stone and wood lintel housing a log burner takes pride of place. Benefiting from a feature ceiling rose, shutters to the windows and neutral carpet.

## Kitchen

The kitchen is set to the rear of the property, there are hi-gloss matching wall and base units, tiled splashbacks and laminate worksurfaces. Integrated appliances comprise of: an eye level electric oven, a combi microwave, a five ring gas hob, an extractor, a dishwasher, a stainless steel sink and drainer and two free standing spaces for appliances, one with plumbing for a washing machine. Two PVCu windows provide plenty of natural light and a PVCu door leads out to the useful porch. The porch has tiled flooring, PVCu windows and a PVCu door leading out to the rear garden. Access to the first floor is from the kitchen.

## Dining Room

A spacious dining room with laminate flooring. PVCu window with shutters to the rear aspect. This room could also be utilised as a bedroom.

## Bedroom Two/Study

A spacious double bedroom to the front of the property (currently being used as a study). PVCu window with shutters to front aspect.

## Landing

Stairs rise to the first floor with feature PVCu window also benefitting from white shutters. There is a modern white vertical radiator. Access to bedroom and house bathroom.

## Master Bedroom

A large double bedroom with fitted wardrobes and drawers. A Velux window provides plenty of natural light.

## House Bathroom/Wet Room

A luxury partially tiled bathroom/wet room with tiled flooring. Comprising of: a concealed cistern WC, a wash basin and vanity unit with storage cupboards and laminate tops, a walk in shower with glass screen and rainhead shower and a bath. Featuring a modern chrome horizontal radiator, a mirrored cabinet and chrome towel rail.

## Exterior

To the front of the property there is a paved area and two raised beds with shrubs. To the side is a shared driveway leading to a single garage with electric door, lighting and water. To the rear is a block paved parking area for one car and a raised patio area with wrought iron balustrade. There is a further decorative paved area at the rear of the garden.

## 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

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## Road Map



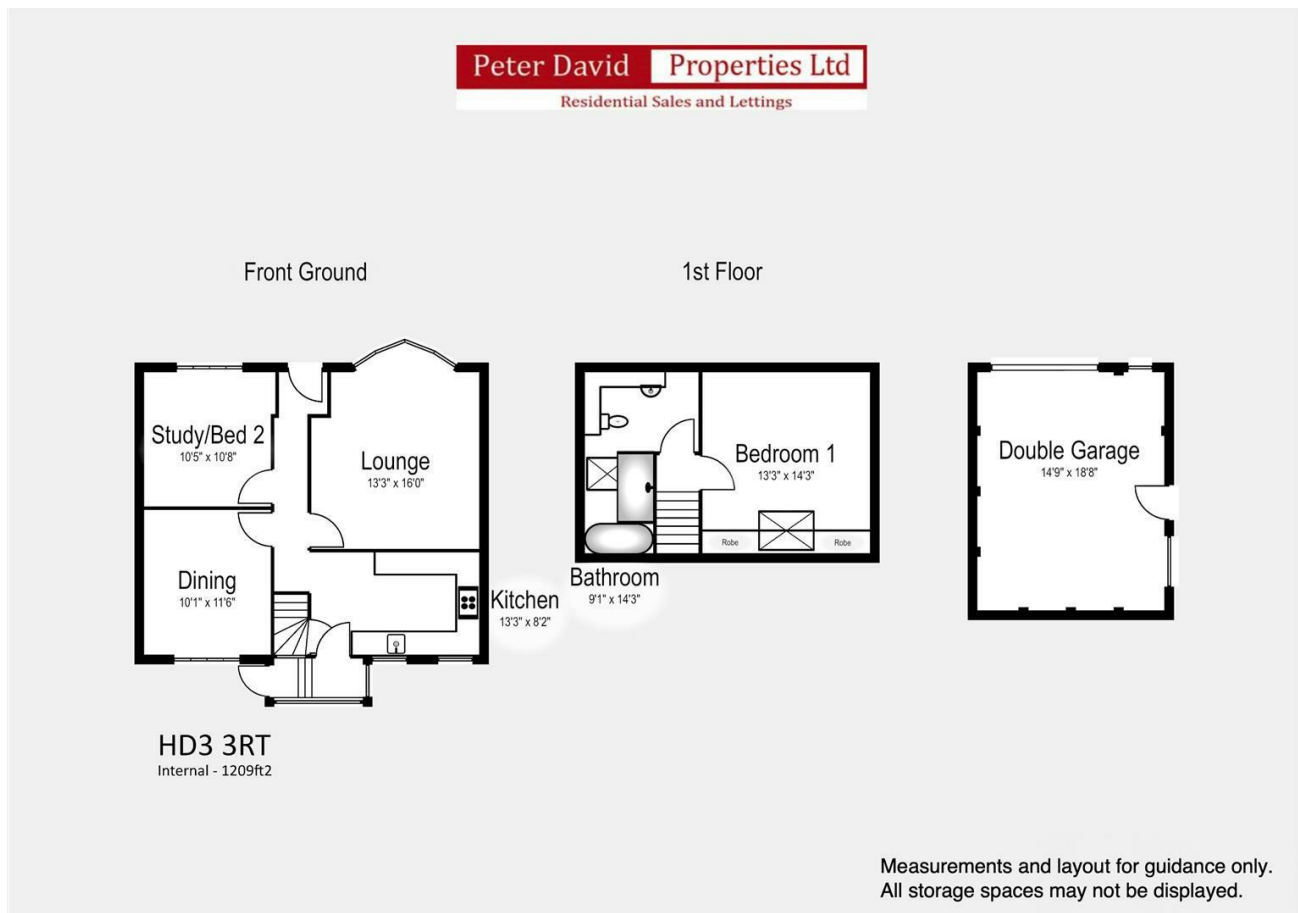
## Hybrid Map



## Terrain Map



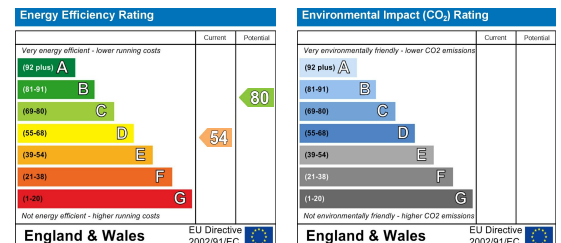
## Floor Plan



## 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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