

Peter David

Properties Ltd

Residential Sales and Lettings



11 Weatherhill Rise

Lindley, Huddersfield, HD3 2AF

Offers over £300,000



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Entrance Porch

Enter the property via a PVCu door into a useful porch with vinyl flooring. Access to the living room.

Living Room

A spacious living room with a pale grey carpet, which flows throughout the property. PVCu window to front aspect.

Hallway

The hallway is in the middle of the house and has hi-gloss tiled flooring, and access to the kitchen and ground floor WC. Carpeted stairs rise to the first floor accommodation.

Groundfloor WC

A useful ground floor WC, with vinyl flooring. Comprising of: WC and wash basin with tiled splashback.

Kitchen/Diner

To the rear of the property is the kitchen/diner with hi-gloss tiled flooring, matching wall and base units and laminate marble effect worksurfaces. Integrated appliances comprise of: an electric oven, an electric hob, an extractor, a fridge/freezer, a dishwasher, a washing machine and a 1.5 stainless steel sink and drainer under a PVCu window with views out to the rear garden. There is ample space for a family dining table and PVCu doors lead out to the rear garden.

Landing

Carpeted stairs rise to the landing with PVCu window to side aspect. Access to all bedrooms, house bathroom and a useful storage cupboard.

Bedroom One

To the front of the property is a spacious double bedroom with twin PVCu windows to front aspect providing plenty of natural light. Access to en-suite.

En-Suite

A partially tiled en-suite with vinyl flooring. Comprising of: WC, wash basin and walk in double shower with glass screen and sliding door. PVCu privacy window to side elevation.

Bedroom Two

To the rear of the property is a second double bedroom with PVCu window to rear aspect.

Bedroom Three

A further double bedroom with PVCu window to rear aspect.

House Bathroom

A partially tiled house bathroom with vinyl flooring. Comprising of: WC, wash basin and bath. PVCu privacy window to side elevation.

Exterior

To the rear of the property is this spacious and enclosed rear garden. Having Indian stone paved patio area, an artificial lawn and a further raised decked patio area, perfect for entertaining. To the front is a tarmac driveway (off-road parking for two cars) leading to an integral garage with electrics, up and over door and benefiting from an EV charger.

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



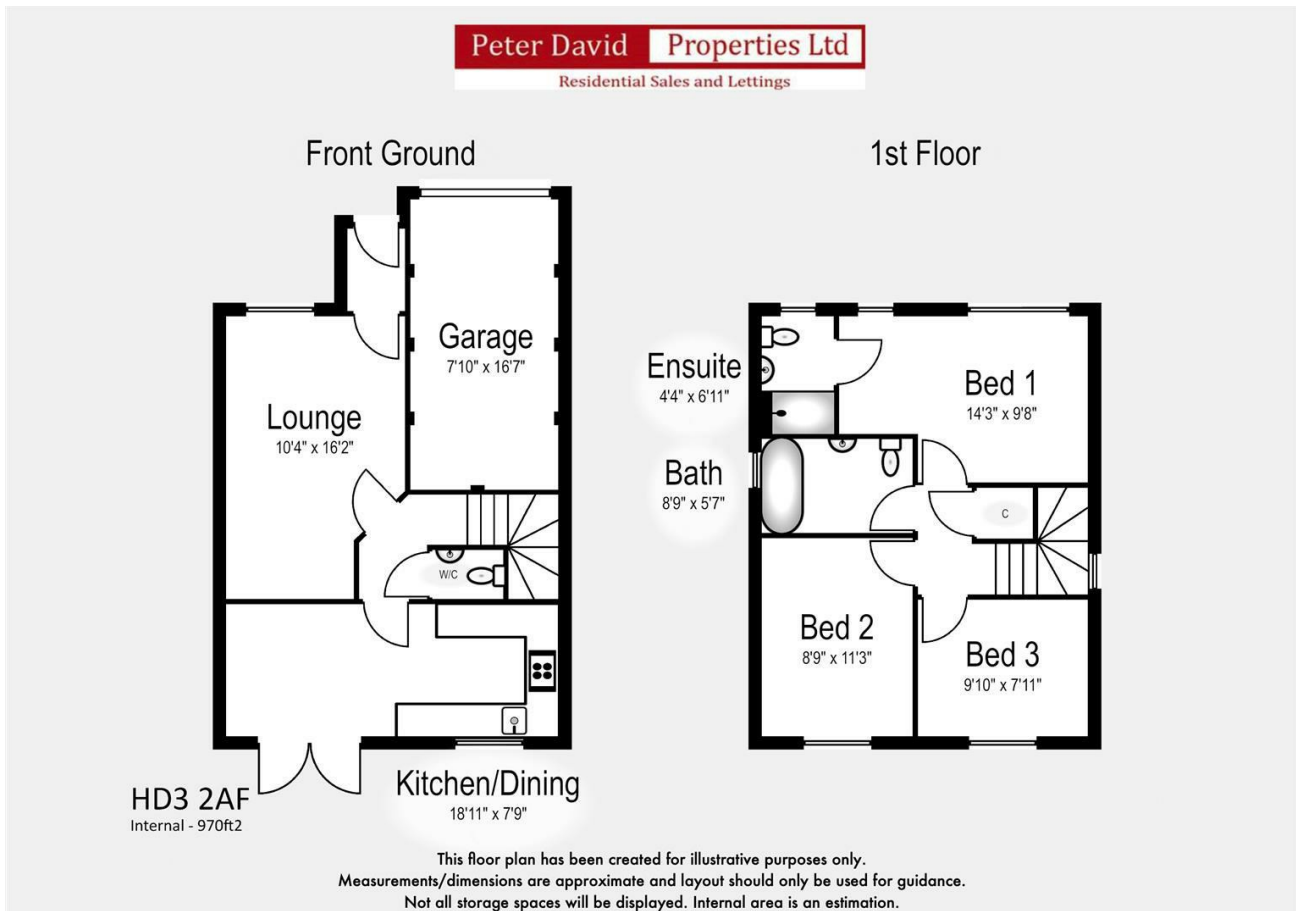
Hybrid Map



Terrain Map



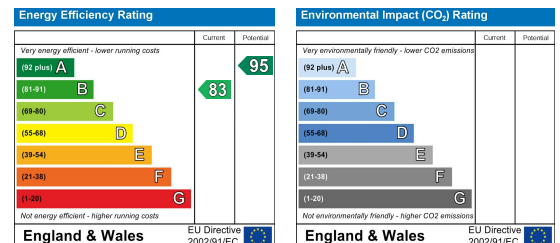
Floor Plan



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



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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