

Peter David

Properties Ltd

Residential Sales and Lettings



6 Cutter Close

Lindley, Huddersfield, HD3 3WY

Offers in the region of £410,000



6 Cutter Close

Lindley, Huddersfield, HD3 3WY

Offers in the region of £410,000



Entrance Hallway

Access via a composite door into this carpeted spacious hallway. Access to dining room, groundfloor WC, kitchen/diner, living room and second reception room.

Groundfloor WC

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

Living Room

To the rear of the property is this spacious living room with PVCu patio doors with full length windows to the side overlooking the rear garden.

Kitchen/Diner

A large modern kitchen diner with vinyl flooring, matching wall and base units and laminate worksurfaces. Integrated appliances comprise of an eye level double electric oven, a gas hob with stainless steel splashback, an extractor, a fridge freezer, a dishwasher, a washing machine and a 1.5 stainless steel sink and drainer. There is ample space for a family dining table. PVCu patio doors lead out to the rear garden.

Dining Room

The formal dining room used to be the garage and provides ample space for a family dining table. There are sliding doors across one wall providing ample storage space and electrics. PVCu window to front aspect.

Second Reception Room

To the front of the property is this second reception room. This room could be used for a variety of

purposes such as a snug an office or a playroom. PVCu window to front aspect.

Landing

A pale grey carpet sweeps up the stairs and throughout the first floor accommodation. There is a partially boarded loft with ladder providing extra storage. Access to all bedrooms and house bathroom

Master Bedroom

To the front of the property is this spacious master bedroom with fitted wardrobes. Twin PVCu window to front elevation provides plenty of natural light. Access to the en-suite.

En-Suite

A modern partially tiled en-suite with vinyl flooring. Comprising of: WC, a wash basin, and a walk in double shower with glass sliding door. Benefiting from a mirrored cabinet and towel rail. PVCu privacy window to side elevation.

Bedroom Two

A second double bedroom with a large storage cupboard. PVCu window to front aspect.

Bedroom Three

A third double bedroom with PVCu window to rear elevation.

Bedroom Four

A fourth double bedroom with PVCu window to rear elevation.

House Bathroom

A modern partially tiled house bathroom with vinyl flooring. Comprising of WC, a wash basin and a bath with overhead shower and glass screen. Benefiting

from a mirrored cabinet and towel rail. PVCu privacy window to rear elevation.

Exterior

To the rear of the property is a private and enclosed timber fenced garden with a paved patio area and a pergola. There is a large lawn with herbaceous borders. Access down the side to the front of the property. To the front is a tarmac driveway with off road parking for two cars and a further lawn to the side.

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

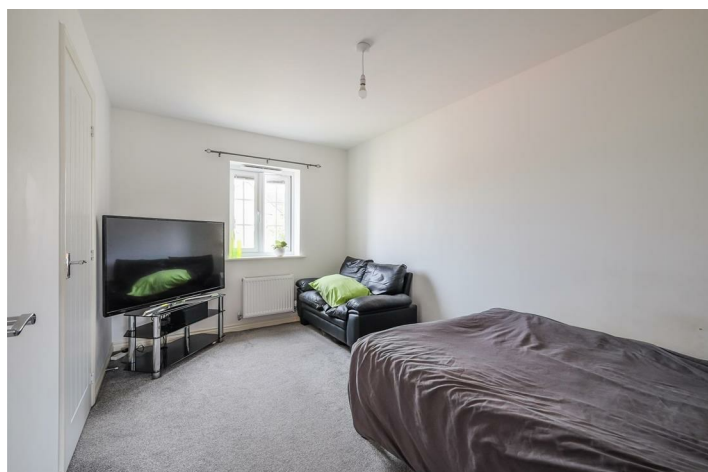
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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



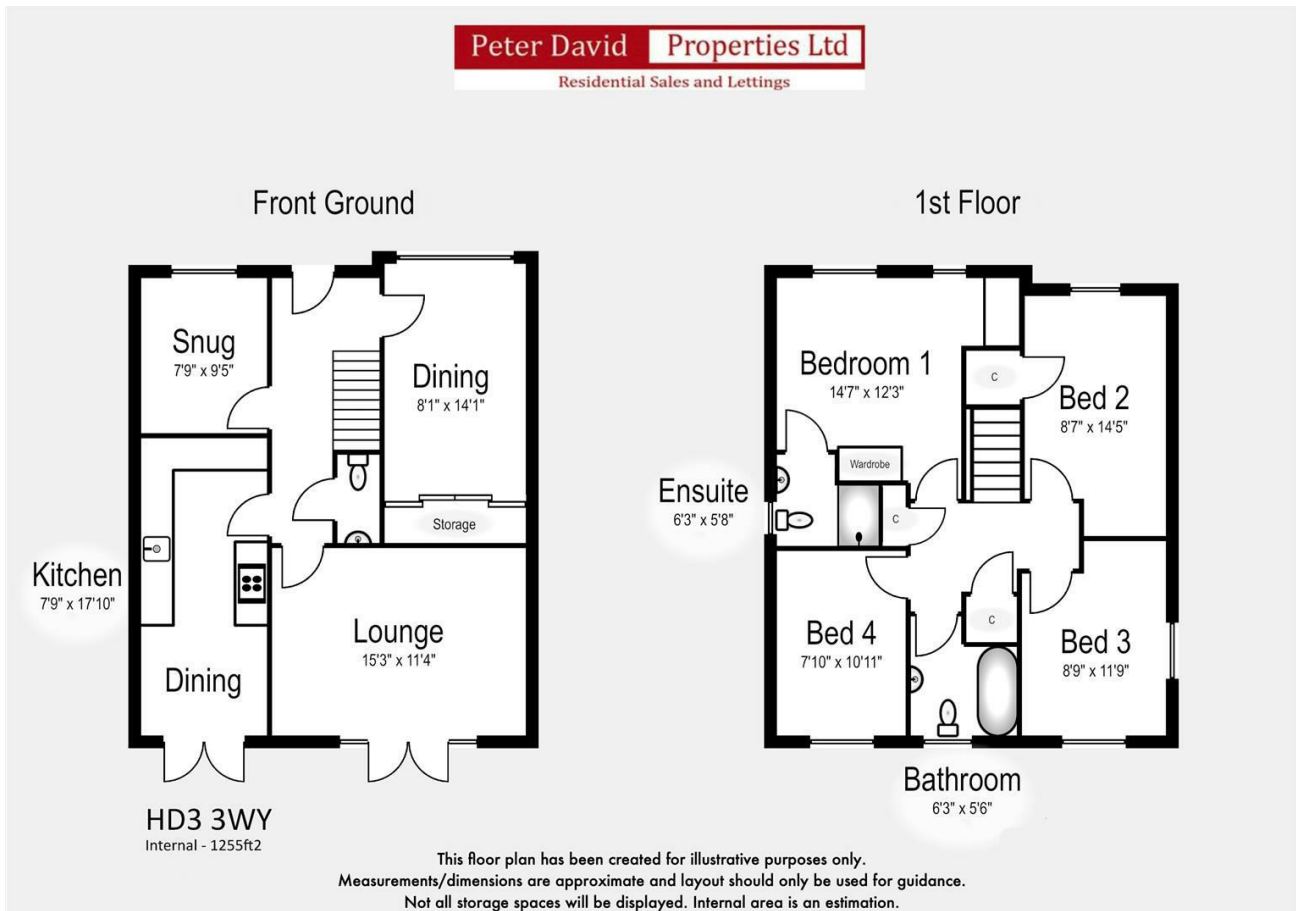
Hybrid Map



Terrain Map



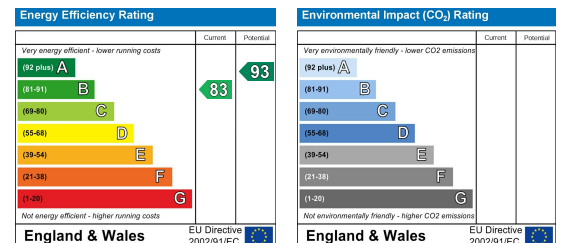
Floor Plan



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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk