

# Peter David

# Properties Ltd

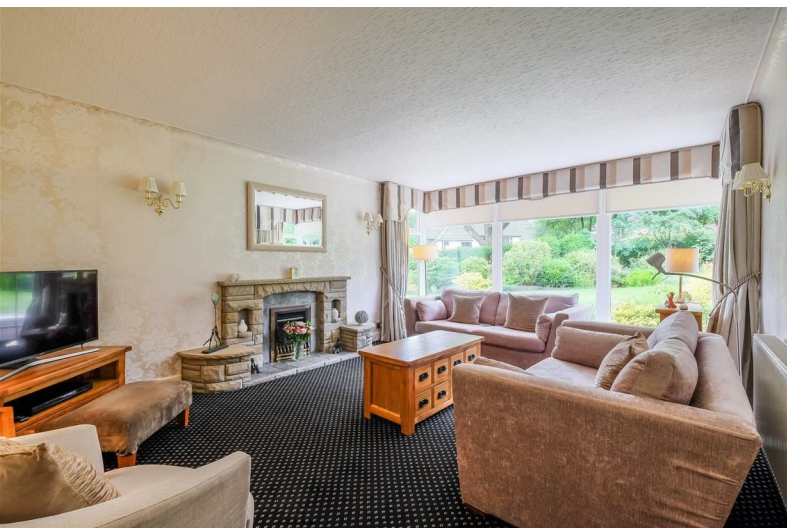
Residential Sales and Lettings



## 3 Southway Daisy Lea Lane

Edgerton, Huddersfield, HD3 3LN

Offers in the region of £895,000





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## Entrance Hallway

Step into this stunning property through the original 1950 Solid wood door into a bright and welcoming entrance hallway. There are two large PVCu windows to the front aspect and a luxury black carpet flows throughout the ground floor giving that finishing touch. There is access to the Kitchen, Shower room, Dining room, Living Room, two double bedrooms and the house bathroom. Stairs rise to the first floor. An added benefit is the 3ft internal doors enabling accessibility for any wheelchair user.

## Breakfast Kitchen

This LUXURY breakfast kitchen sits to the east side of the property and features maple Amtico flooring. cream shaker style matching wall and base units and black granite worksurfaces. Integrated appliances comprise of: a unique corner unit with eye level Stoves double electric oven and microwave. There is a Stoves four ring gas hob, which sits under a PVCu south facing window, a Hotpoint undercounter two drawer fridge and a Hotpoint dishwasher. The low seated breakfast bar provides ample space for four people and there is a modern vertical radiator and a TV aerial point. This dual aspect breakfast kitchen offers a PVCu window to the east and also a PVCu window to the south flooding the kitchen with natural light. Access to the utility and a composite door leads out to the rear internal porch.

## Utility/Pantry

This useful fully tiled utility/pantry with original terracotta tiles to the floor provides plumbing for a washing machine, space for a fridge freezer and plenty of additional storage. There is a PVCu privacy window to the front aspect.

## Internal Porch

Leading from the Kitchen through a composite door into this internal porch there is access to the a garden store, the boiler room and a further additional room providing ample storage. There are a few stone steps that lead out to the garden through a PVCu external door.

## Dining Room

Step into the inviting south facing second reception room, currently used as a dining room. There is large picture window and this room is adorned with a luxury deep pile black carpet that adds comfort to the space.

## Living Room

This large living room is adorned with a black and cream luxury carpet and features a stunning panoramic PVCu window to the rear which showcases the gardens to its entirety. Blinds and curtains are also included. There is an original stone fireplace with a gas fire making an ideal focal point

## Shower Room

A luxury and modern shower room with evocore grey flooring comprising of a WC, and a wash basin set in a grey vanity unit, a wall mirror, a white towel rail and a large corner shower cubicle with a waterfall shower and a hand held with a glass door. There is a PVCu privacy window to the front aspect.

## Bedroom One

A spacious double bedroom featuring floor to ceiling Sharps fitted wardrobes and a matching dressing table. Adorned with a luxury grey carpet, roller blinds and curtains included to the PVCu window looking out to the rear garden.

## Bedroom Two

A second double bedroom also featuring floor to ceiling fitted wardrobes and a vanity area. PVCu window to the rear with roller blinds and curtains included.

## House Bathroom

A modern and luxury fully tiled house bathroom with Amtico flooring. Comprising of: WC, wash basin with vanity unit with additional storage cupboards, a bath and a large shower with glass doors, . Benefiting from white towel rail, LED wall mirror and PVCu privacy window to side aspect

## Landing

A turn staircases leads up to the second floor, access to bedrooms three and four. PVCu window to the front elevation.

## Bedroom Three

A third double bedroom with fitted storage cupboards, under eaves storage, a cream carpet and a PVCu window to the front elevation

### Bedroom Four

A fourth double bedroom with a cream carpet and under eaves storage. PVCu window to the front elevation.

### Garden Room

This beautiful wood built summer house/ garden room provides an ideal space to relax and unwind.

### Exterior

This property benefits a south facing rear garden, there is a large manicured lawn with multiple patio areas created with Yorkshire and Indian stone. There is woodland area and an abundance of mature trees and shrubs creating an ideal space for children to explore. The many patios and seating areas make it ideal to entertain guests or simply just relax and unwind in this peaceful and private garden. There is access from the rear through a PVUu door into the double garage. To the front of the property there is a driveway with parking for up to six cars, a wrought iron gate ensuring privacy and a large lawn with mature trees and shrubs.

### Garage

A double garage with an electric up and over door, electrics lighting and water . There is also the added benefit of a WC.

### 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



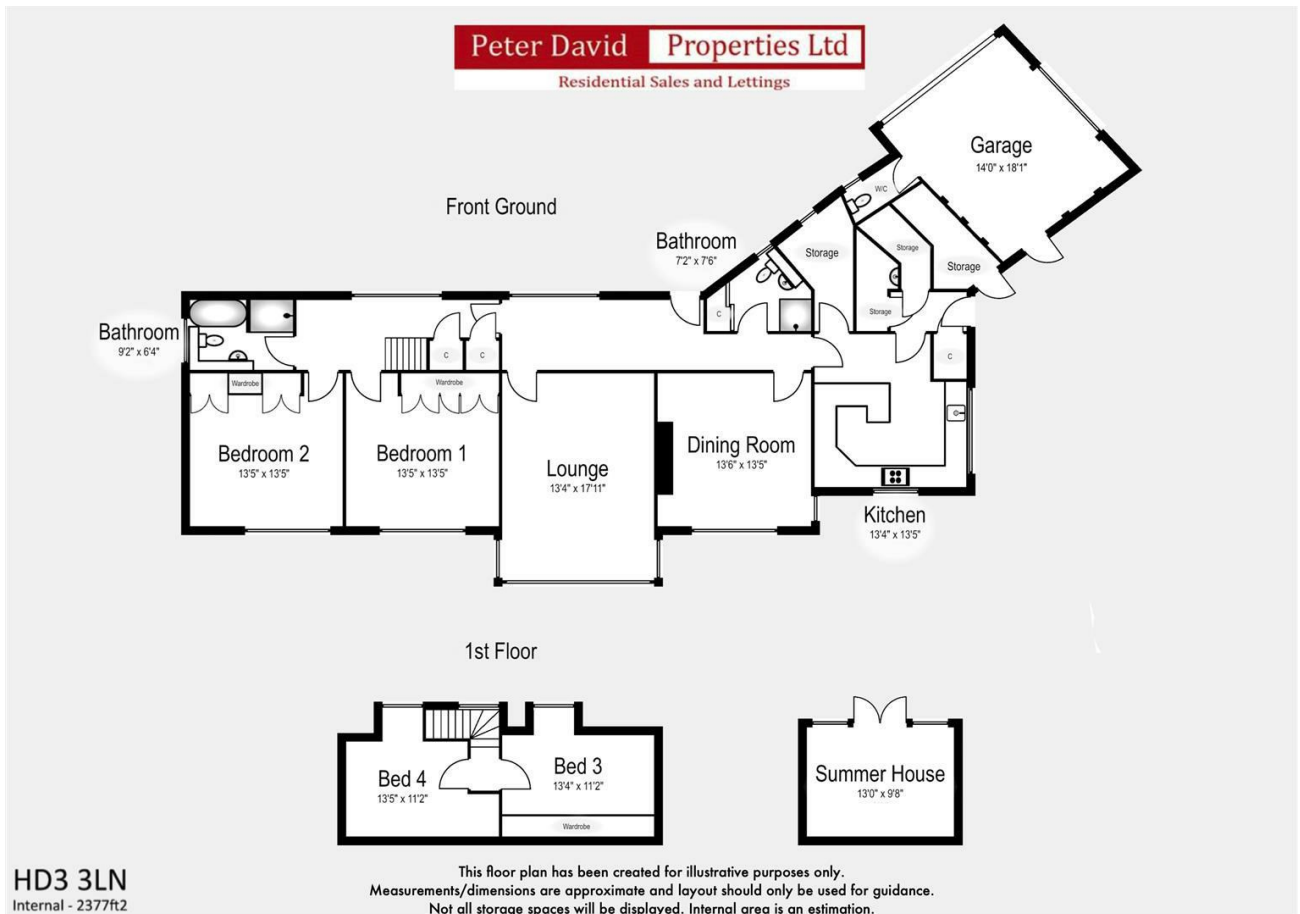
## Hybrid Map



## Terrain Map



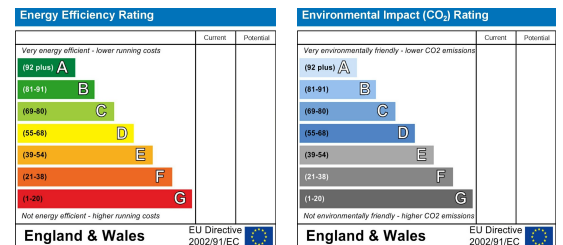
## Floor Plan



## 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



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