

Peter David

Properties Ltd

Residential Sales and Lettings



20 Thorncliffe Street

Lindley, Huddersfield, HD3 3JL

£750 Per month



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Entrance Vestibule

Enter the property via a PVCu door with glass panelling. Access to the living room and stairs rise to the first floor.

Living Room

A spacious living room with laminate flooring and PVCu to front aspect. Carpeted stairs lead down to the lower ground floor.

Kitchen / Diner

A modern kitchen with matching wall and base units, laminate flooring and tiled splashbacks. Integrated appliances comprise of: a single electric oven and hob, an extractor fan and a stainless steel sink and drainer. There is one freestanding space and also this includes plumbing for a washing machine. There is a storage cupboard and PVCu door to front aspect.

W/C

A downstairs W/C with hand basin.

Landing

Access to both bedrooms, the house bathroom and the storage unit.

House Bathroom

A partially tiled bathroom with laminate flooring, comprising of; WC, hand basin, walk in shower with glass screen.

Bedroom One

A double bedroom with laminate flooring. Benefitting from two double wardrobes and PVCu to front elevation.

Bedroom Two

A single bedroom with laminate flooring. Benefitting

from a wardrobe storage unit and PVCu to front elevation.

Exterior

To the front of the property is a gated driveway with off road parking for one car.

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

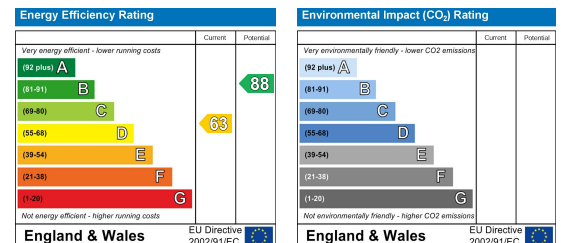


Floor Plan

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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