

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 12 Thomas Street

Lindley, Huddersfield, HD3 3JJ

£675 Per month





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## Entrance Vestibule

Enter the property through a PVCu door with coir matting. Access to the living room and stairs rise to the first floor.

## Living / Kitchen

An open plan kitchen and living room with a PVCu window to the front aspect and an electric fire. The kitchen has matching wall and base units, laminate worktops, tiled splash backs and a stainless steel sink and drainer. Integrated appliances comprise of; a gas oven and hob, an extractor fan, there is also space for two freestanding appliance, one with plumbing for a washing machine. An internal door leads down to the cellar.

## Cellar

A useful cellar with electrics and ample storage space.

## Landing

A good sized landing with access to both bedrooms and bathroom. There is also access to the loft with a pull down ladder, great for storage with electric and lighting.

## Bedroom One

A double bedroom with PVCu to front elevation.

## Bedroom Two

A single bedroom with PVCu velux window.

## House Bathroom

A partially tiled bathroom with vinyl flooring. Comprising of: WC, wash basin, a bath with overhead shower and a storage cupboard. PVCu privacy to front.

## Exterior

On road parking available.

## 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

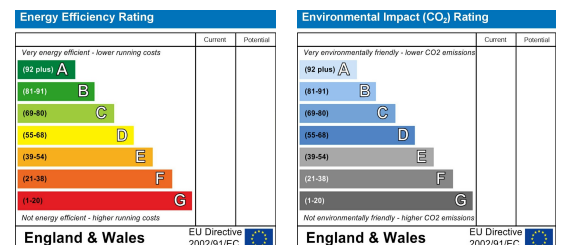


## Floor Plan

## 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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