

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 3 Lindley Moor Road

Ainley Top, Huddersfield, HD3 3RT

Offers in the region of £375,000



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## Entrance Hallway

Enter the property via a composite front door with a sleek privacy glass panel into this entrance hallway with coir matting and a neutral carpet. Access to the ground floor WC, bedroom, utility and living room.

## Ground floor WC

A fully tiled modern ground floor WC with tiled flooring. Comprising of a WC, a wash basin and PVCu privacy window to side aspect.

## Utility

This utility, originally the garage has laminate flooring with underfloor heating, base units, laminate worksurfaces and a ceramic sink and drainer. There are two free standing spaces for appliances, one with plumbing for a washing machine. There is ample space for storage and a further walk in storage cupboard housing the boiler. PVCu privacy window to the front.

## Ground floor Bedroom

A ground floor single bedroom currently used as an office with a neutral carpet and PVCu window to front aspect.

## Open plan Living/Dining Room

A distinctive open plan L-shaped living/dining room with feature staircase to the first floor accommodation.. Benefiting from PVCu patio doors and PVCu window to the side aspect providing plenty of natural light. To the side of the living room is the dining area with laminate flooring, PVCu window to rear aspect and view through to the kitchen.

## Conservatory

A large carpeted PVCu conservatory with floor to ceiling windows and patio doors leading out to the rear garden. Benefiting from underfloor heating, a temperature controlled electronic opening roof (which self closes when it rains) and splendid views for miles.

## Kitchen

A luxury kitchen with laminate flooring, matching wall and base units and granite worksurfaces. Integrated appliances comprise of: an electric oven, a gas hob an extractor, a dishwasher, undercounter fridge and freezer, a Grohe boiling water tap and an inset stainless 1.5 sink under a PVCu window to side aspect. PVCu door leads out to the side.

## Landing

Feature staircase from the living room leads up to the first floor accommodation. Access to all room and boarded loft with ladder and lighting.

## Master Bedroom

To the rear of the property is this spacious master bedroom. A feature wall hides a dressing area with fitted drawers and hanging space. PVCu window to rear elevation and benefiting from splendid views across to Emley Moor.

## Bedroom Two

A second double bedroom with PVCu window to front elevation.

## Bedroom Three

A third bedroom with PVCu window to side aspect and again with splendid views.

## House Bathroom

A luxury modern fully tiled house bathroom with tiled flooring. Comprising of: a WC, a wash basin with vanity unit, a free standing bath and a large walk in shower with glass panel. Benefiting from a wall unit, a ceramic towel rail and a mirrored cabinet. PVCu privacy window to side elevation.

## Exterior

This property sits on a large plot and has access down both sides of the property. There is a south facing garden to the rear which provides a paved patio with a cast stone

balustrade and steps lead down to a large lawned area with an abundance of mature trees and shrubs. A curve paved pathway leads you to the very rear of the garden where there is a children's play area with protective rubber mulch. The garden also features a a falling waterfall, a fish pond , a waterfall feature, a garden shed, timber fencing and mature trees. To the front is a tarmac driveway with off-road parking for two cars. Paved steps with lighting lead down to the front door. To the side of the pathway is an artificial lawn, outdoor tap with a Belfast sink and a raised flower bed.

### 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



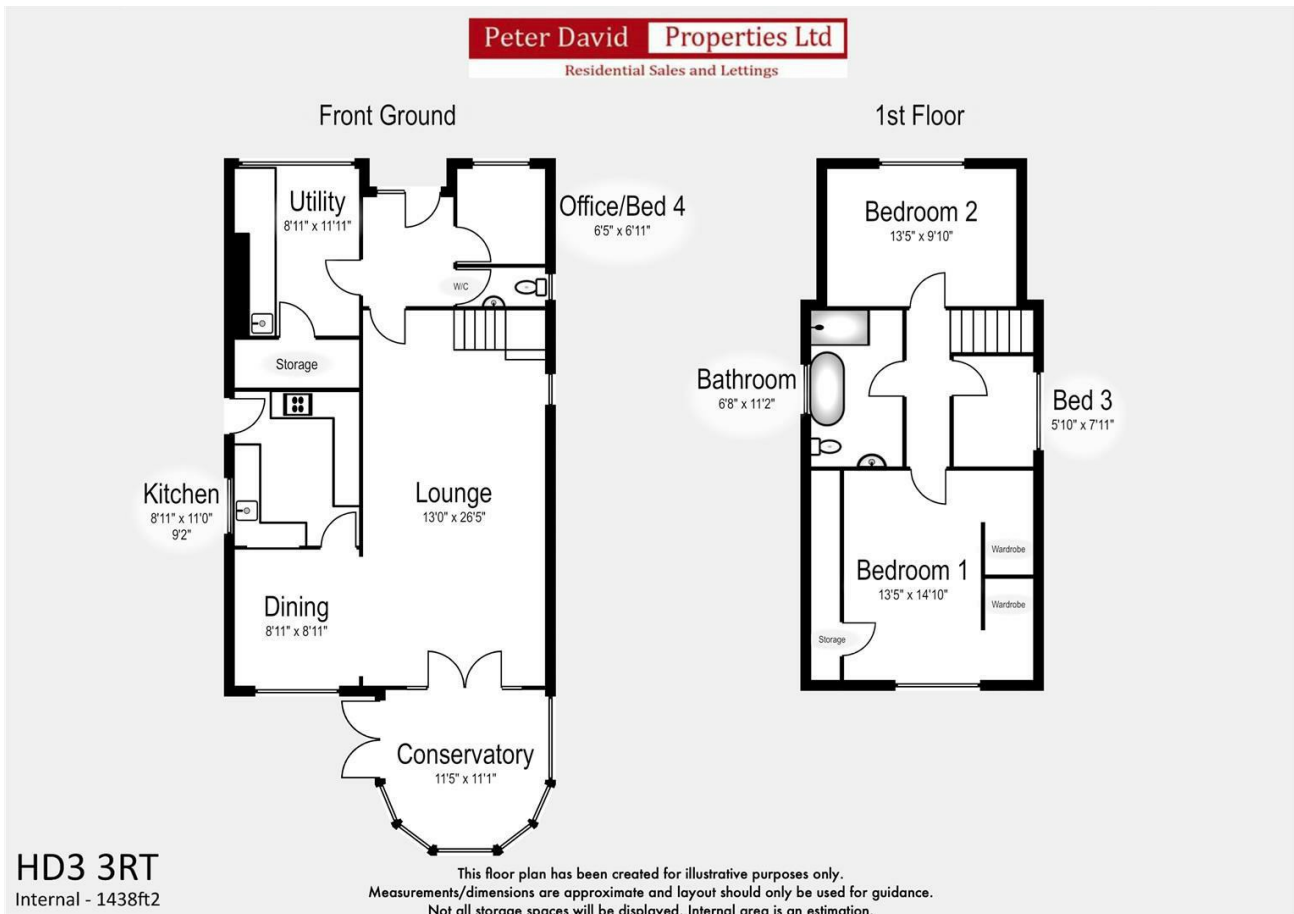
## Hybrid Map



## Terrain Map



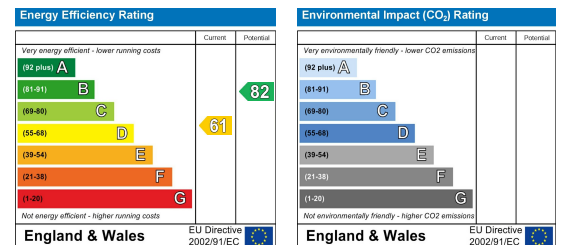
## Floor Plan



## 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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