

Peter David

Properties Ltd

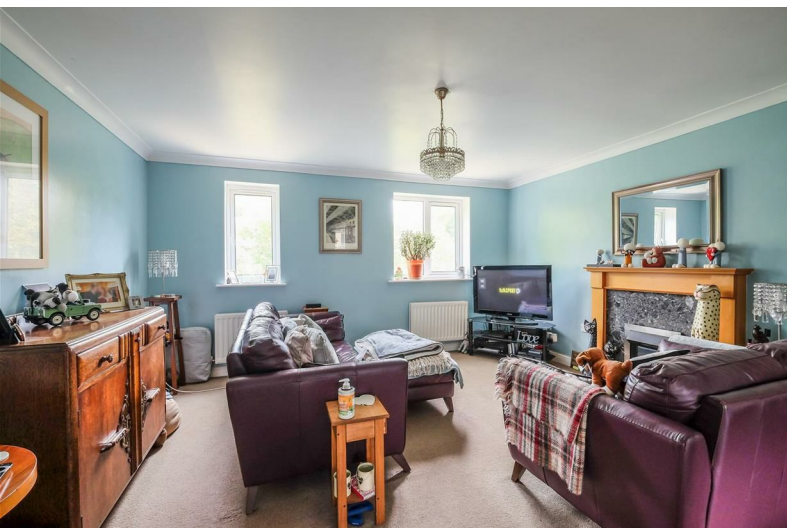
Residential Sales and Lettings



## 17 Dale View

Longwood, Huddersfield, HD3 4QX

Offers in the region of £225,000



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## Ground Floor

### Entrance Hallway

Enter the property via a composite door with coir matting and laminate flooring. Access to ground floor WC, utility and integral door through to the garage

### Ground floor WC

A useful ground floor WC with vinyl flooring. Comprising of: WC and wash basin with tiled splashback.

### Utility

To the rear of the property is a spacious utility with base unit, laminate worksurface and stainless steel sink. There are two free standing spaces for appliances, one with plumbing for a washing machine. Composite door to rear garden.

### First Floor

Carpeted stairs rise to first floor landing with PVCu window to front aspect

### Living Room

To the rear of the property is a spacious lounge with an electric living flame fire on a marble hearth with wood surround. Two PVCu windows provide plenty of natural light. Archway through to kitchen diner.

### Kitchen/Diner

A kitchen diner with vinyl flooring, matching wall and base units. Laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a gas hob, an extractor a fridge and a stainless steel sink and drainer under a PVCu window to front aspect. There is ample space for a family dining table.

## Second Floor

Carpeted stairs rise to second floor landing.

### Master Bedroom

To the front is the master bedroom with a neutral carpet. PVCu window to front aspect and access to the en-suite.

### En-Suite

An-en-suite with vinyl flooring. Comprising of: WC, a new wash basin with vanity unit, and a corner shower cubicle with glass door and glass side panel. PVCu privacy window to front aspect.

### Bedroom Two

A second double bedroom with PVCu window to rear elevation.

### Bedroom Three

A single bedroom with PVCu privacy window to rear aspect.

### House Bathroom

A partially tiled house bathroom with vinyl flooring. Comprising of; WC, a wash basin, a bath with a hand held shower attachment. Benefiting from a chrome towel rail.

### Exterior

This property sits on a large plot and has potential to extend to both sides and rear subject to planning permission. To the rear is private and enclosed garden with a paved patio area and a large lawn which extends down the side. The land over the fence also belongs to the property. To the front is a paved pathway to the door, a tarmac driveway leads to a covered area with parking for one car and to the single

integral garage. A further large lawn to the side and an off-road parking space for one car.

### 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



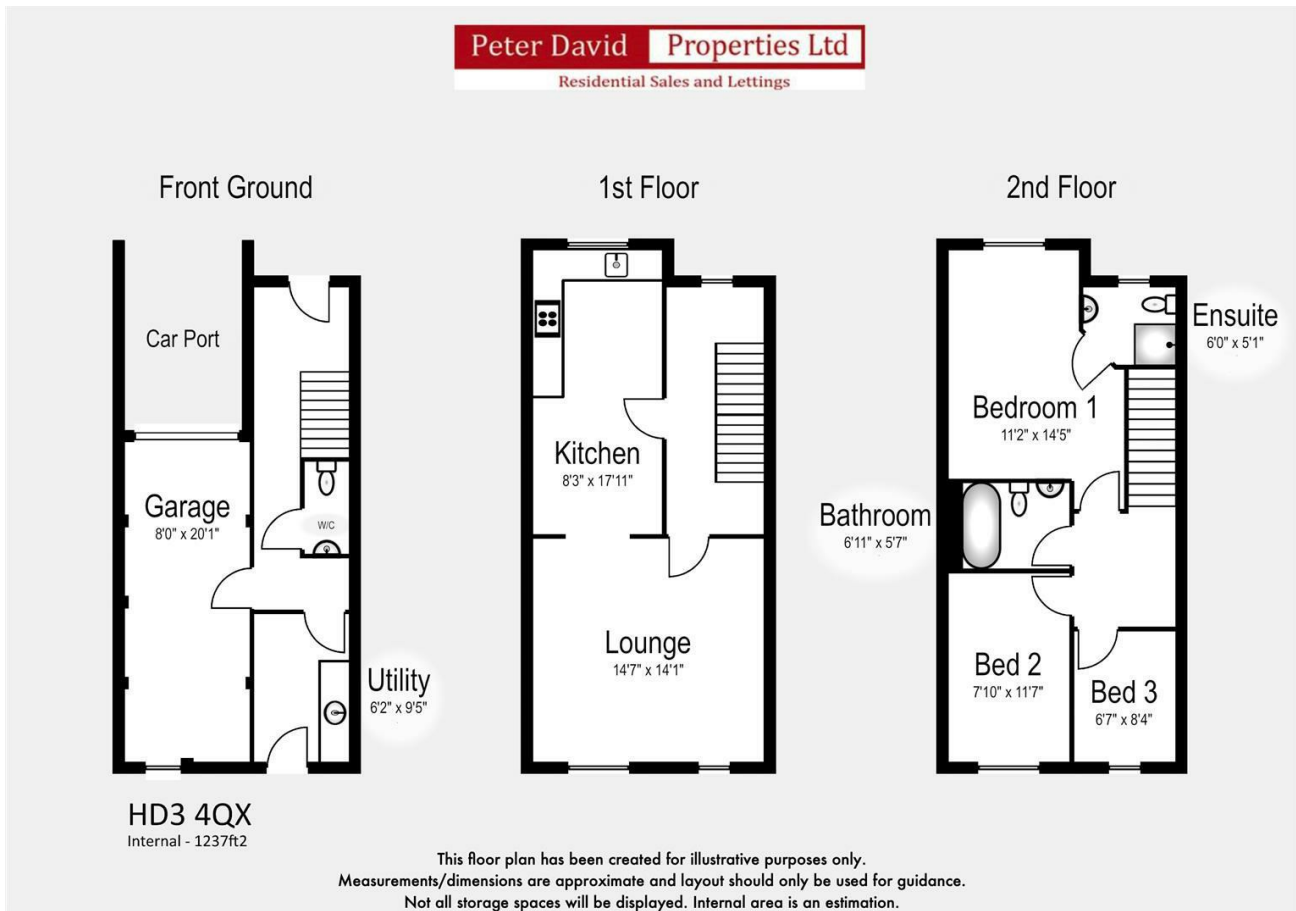
## Hybrid Map



## Terrain Map



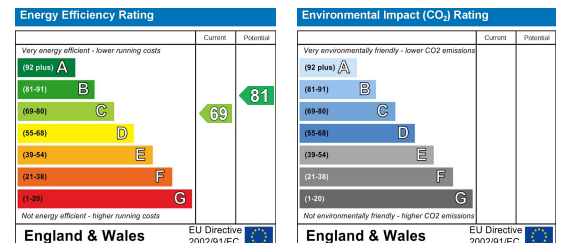
## Floor Plan



## 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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