

Peter David

Properties Ltd

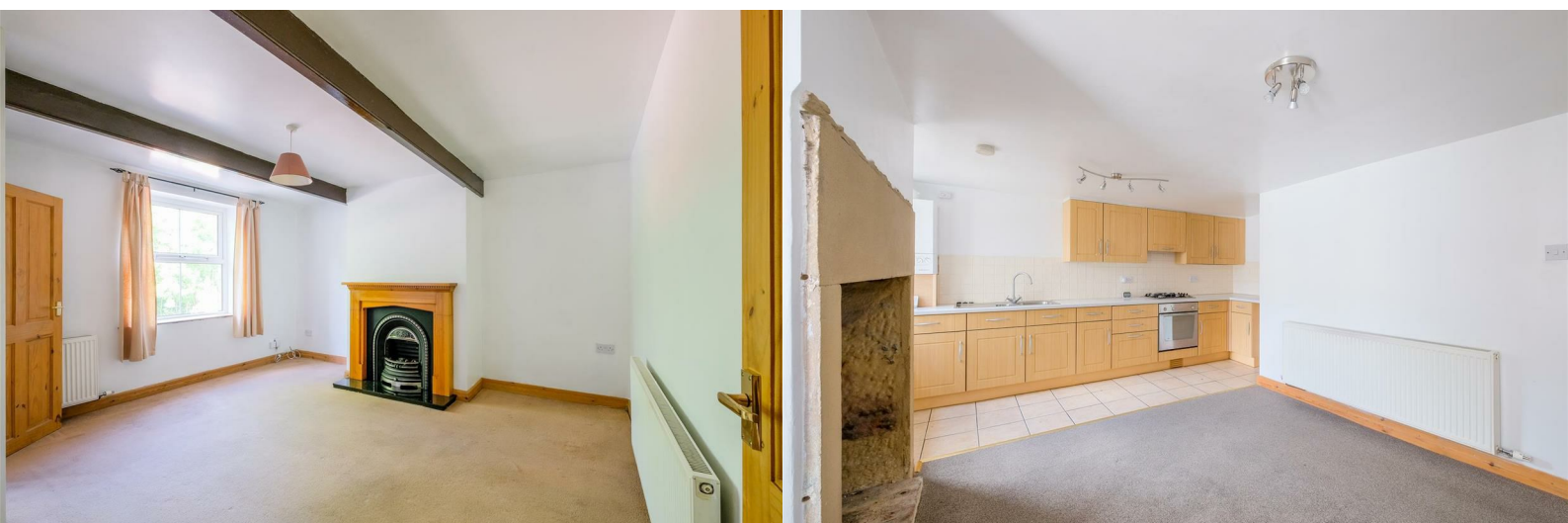
Residential Sales and Lettings



95 Woodhead Road

Lockwood, Huddersfield, HD4 6EU

Offers in the region of £115,000



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Ground Floor -

Entrance Hallway -

Enter this deceptively spacious property via a hardwood front door with two stained glass panels into the entrance hallway with tiled flooring. Access to the living room and stairs rise to the first floor accommodation.

Living Room

A generously sized living room with exposed beams and a decorative gas fire with wood surround and marble hearth taking pride of place. PVCu window to the front aspect and access to the hallway.

Hallway

Access to the utility room and stairs lead to lower ground floor cellar.

Kitchen/Diner

To the rear of the property is this spacious open plan kitchen/diner with two PVCu windows to the side aspect allowing plenty of natural light to flow in. The kitchen comprises; wood effect matching wall and base units, laminate work surfaces and tiled splash-backs. Integrated appliances comprise of: a single oven, a gas hob, an extractor fan and a stainless steel sink and drainer. There is also one freestanding space for an under counter fridge freezer, and ample space for a dining table.

Utility Room

A useful utility room off the hallway, benefiting from one freestanding space for an appliance with plumbing for a washing machine.

First Floor -

Bedroom One

A spacious double bedroom featuring an original fireplace. PVCu window to the front elevation.

Bedroom Two

A second double bedroom with a PVCu window to the front elevation.

House Bathroom

A partially tiled house bathroom with a WC, a wash basin, and a bath with hand-held shower attachment. PVCu privacy window to side elevation.

Exterior

The property is elevated off the main road with stone steps leading to the front door. There is a decorative gravelled area to the front.

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



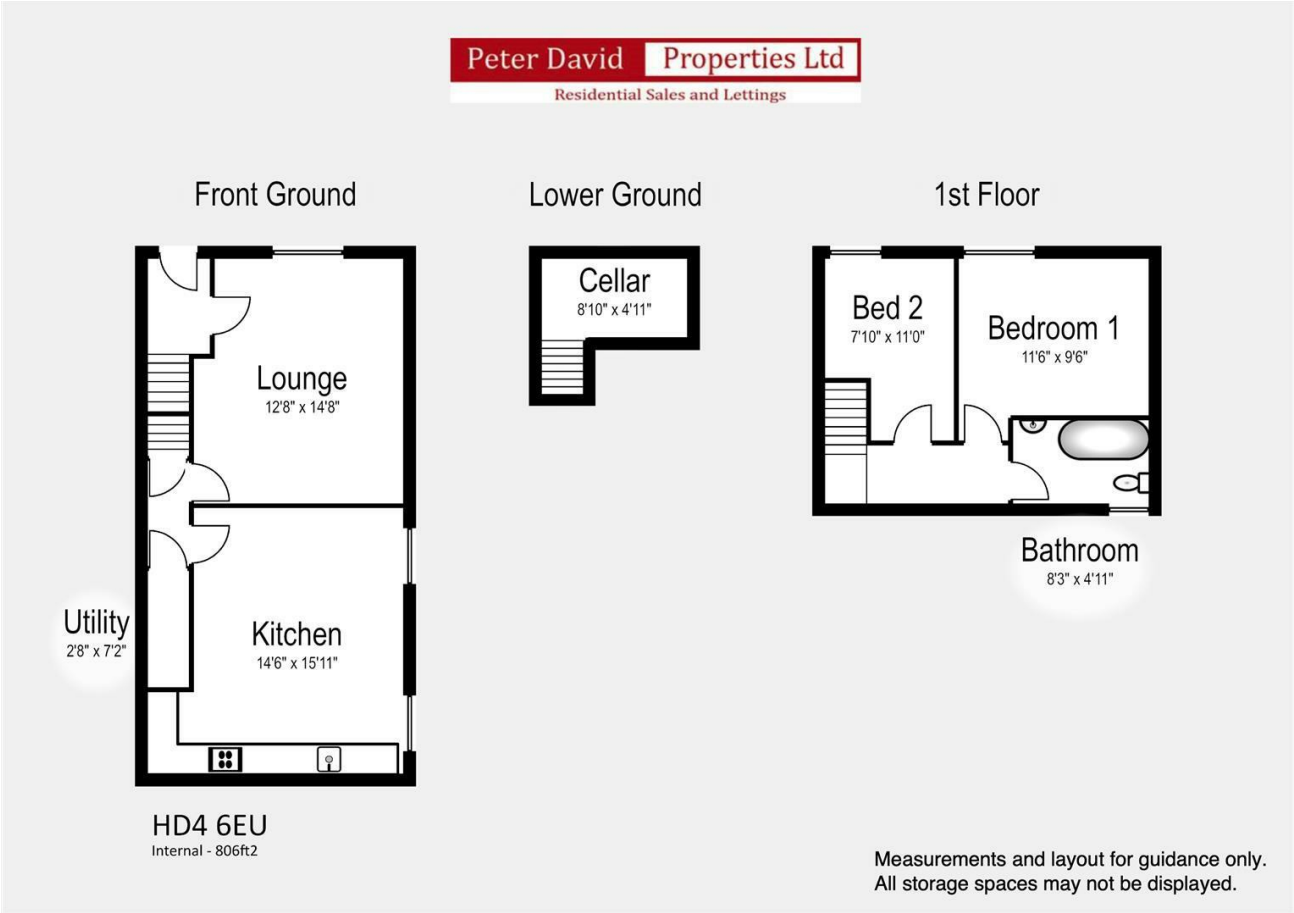
Hybrid Map



Terrain Map



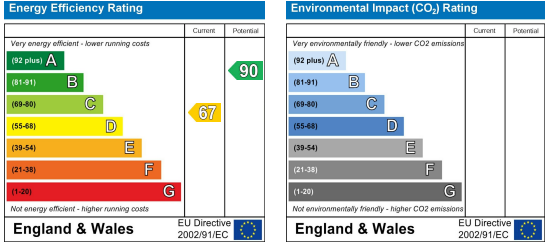
Floor Plan



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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