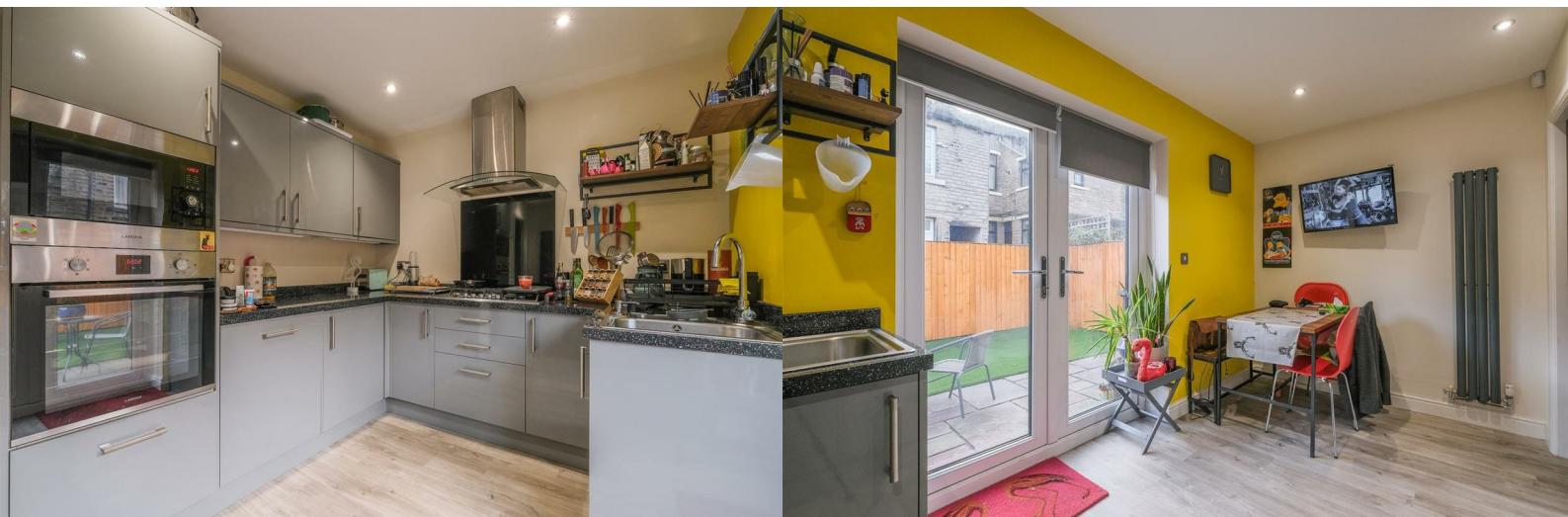




## 79 Baker Street

Lindley, Huddersfield, HD3 3ER

Offers in the region of £179,950



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## Entrance Vestibule

Enter the property through a composite side door with glass frosted panelling. Access to the garage, kitchen/diner and carpeted stairs rise to the first floor accommodation.

## Kitchen / Diner

To the rear of the property is this spacious kitchen/diner with laminate flooring, hi-gloss grey matching wall and base units and laminate worksurfaces. Integrated appliances comprise of; a five ring gas hob, an eye level oven, a microwave, a fridge, a dishwasher, an extractor fan and a stainless steel sink and drainer. There is also ample space for a dining table. PVCu French doors lead out to the rear garden.

## Integral Garage

This large garage has a utility area with plumbing for washing machine. Benefitting from an electric roll up door and access to the ground floor W/C.

## Ground Floor W/C

A ground floor WC briefly comprising of; a WC, a wash basin and a radiator.

## First Floor Landing

Carpeted stairs rise to first floor accommodation. Access to both bedrooms, the house bathroom and stairs rise to the second floor.

## Bedroom One

A double bedroom with twin PVCu windows to the front elevation.

## Bedroom Two

A second double bedroom with twin PVCu windows set to the rear aspect.

## House Bathroom

A modern partially tiled house bathroom with laminate flooring. Comprising of; a WC, a wash basin with vanity unit and a P-shaped bath with an overhead rainfall style shower and glass screen. Benefitting from a chrome towel rail.

## Second Floor Landing

Carpeted stairs rise to second floor accommodation. Access to the living room

## Living Room

A good sized living room benefitting from two PVCu velux windows and eaves storage.

## Exterior

To the rear is a private and enclosed garden with a patio area and an artificial grassed lawn. To the front of the property is on street parking.

## Mortgages

We recommend Chris Terry at Naomi Financial, 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.

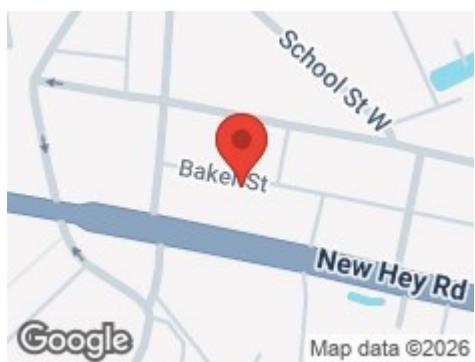
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



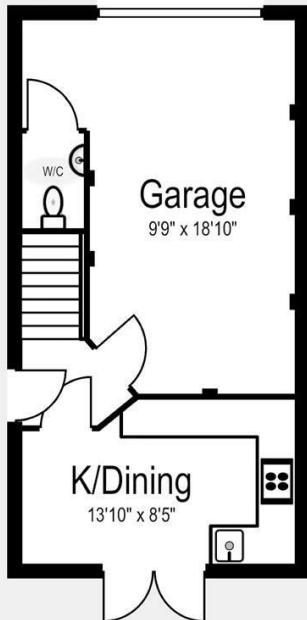
## Terrain Map



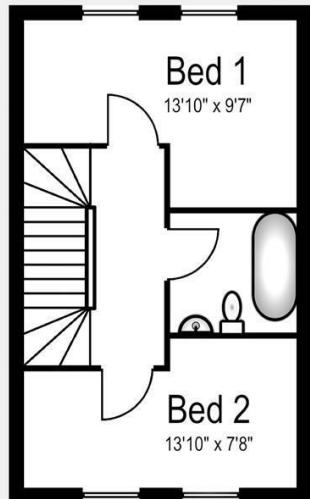
## Floor Plan

Peter David Properties

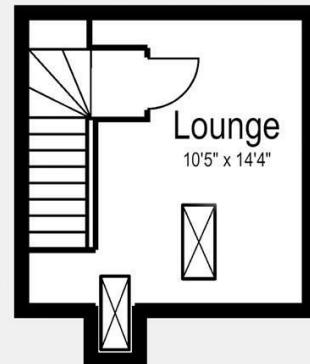
Front Ground



1st Floor



2nd Floor

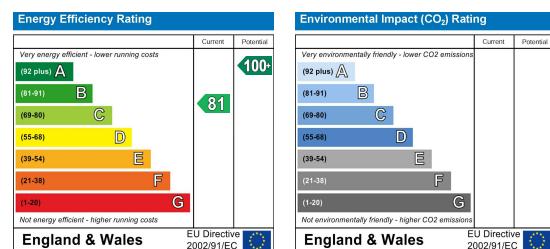


This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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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