



13 George Street

Lindley, Huddersfield, HD3 3LY

Offers in the region of £135,000



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Entrance Vestibule

Enter the property via a composite door into the vestibule. Access to the living room. Carpeted stairs rise to the first floor accommodation.

Living Room

A spacious living room with an electric fire with wood surround making an ideal focal point. PVCu window to front aspect.

Kitchen

To the rear is the kitchen with vinyl flooring, matching cashmere wall and base units and laminate worksurfaces. Integrated appliances comprise of: an electric oven, an electric hob, an extractor and a 1.5 stainless steel sink and drainer under a PVCu window overlooking the rear. There are four free standing spaces for appliances, one with plumbing for a washing machine and space for a table. Access to the rear porch.

Rear Porch

A useful rear porch with PVCu window to rear and a PVCu door leading out to the shared rear yard.

Landing

Stairs rise to the first floor with a PVCu window to rear aspect. Access to both bedrooms and house bathroom.

Bedroom One

A carpeted double bedroom with PVCu window to front aspect and splendid views.

Bedroom Two

A second double bedroom with PVCu window to front elevation and splendid views.

House Bathroom

A fully tiled house bathroom comprising of: WC, a wash basin with vanity unit and a P-shaped bath with overhead shower and glass screen. Benefiting from a chrome towel rail.

Exterior

There is on street parking to both the front and rear of the property. To the rear is a paved shared yard and to the front are stone steps up to the property.

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



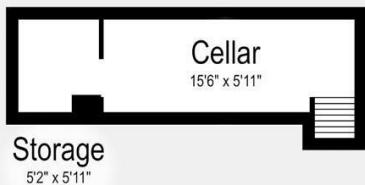
Terrain Map



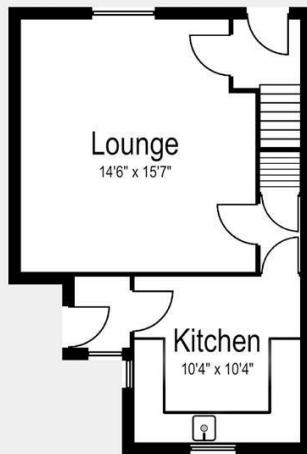
Floor Plan

Peter David Properties

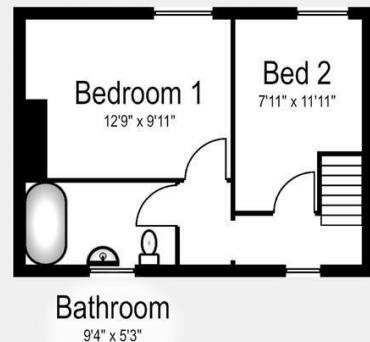
Lower Ground



Front Ground



1st Floor



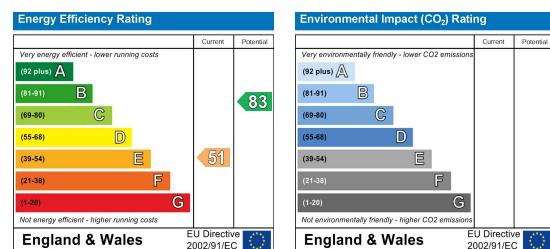
HD3 3LY
Internal - 823ft²

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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