

Peter David

Properties Ltd

Residential Sales and Lettings



26 Smithy Close

Lindley, Huddersfield, HD3 3ZB

£450,000

 4  3  2  B



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Entrance Hallway

Enter the property via a composite door onto coir matting with carpeted flooring flowing throughout the ground floor. Access to the integral garage, ground floor WC, living room and kitchen/diner.

WC

A useful modern ground floor WC, with tiled flooring. Comprising of WC and a wash basin.

Living Room

To the front of the property is the spacious living room with carpeted flooring. A PVCu bay window to front aspect provides plenty of natural light. Glass and wood double doors lead through to the kitchen/diner.

Kitchen/diner

The hub of the home is this modern kitchen/diner with tiled flooring, cashmere hi-gloss matching wall and base units and laminate worksurfaces. Integrated appliances comprise of: an eye level electric oven, a microwave, a five ring gas hob, an extractor, a fridge freezer, a dishwasher, a washer/dryer and a 1.5 inset stainless steel sink under a PVCu window overlooking the rear garden. The dining area has ample space for a family dining table. PVCu patio doors lead out to the rear garden and a further PVCu window provides lovely views out to the rear garden. Access is provided to the dining room.

Dining Room

A spacious dining room with ample space for a large dining table. PVCu patio doors lead out to the rear garden and there is access to both the kitchen and the iving room.

Landing

Carpeted stairs rise to the first floor accommodation with a PVCu window to front elevation. There is the benefit of a useful storage cupboard.

Master Bedroom

To the front of the property is this spacious master bedroom with carpeted flooring and fitted double wardrobes. A PVCu window to front elevation and access to the en-suite.

En-Suite

A partially tiled modern en-suite with tiled flooring. Comprising of: a WC, a wash basin and a walk in shower with a glass sliding door, rainhead shower and hand held shower attachment. Benefiting from a chrome towel rail. A privacy PVCu window to the side aspect.

Bedroom Two

To the front is a second double bedroom with carpeted flooring and PVCu window to front aspect. Access to the en-suite.

En-Suite

A partially tiled modern en-suite with tiled flooring. Comprising of: a WC, a wash basin and a walk in shower with a glass sliding door, rainhead shower and hand held shower attachment. Benefiting from a chrome towel rail. A privacy PVCu window to the side aspect.

Bedroom Three

A third double bedroom with PVCu window to rear elevation.

Bedroom Four

A fourth double bedroom with PVCu window to the rear elevation.

House Bathroom

A modern partially tiled house bathroom with tiled flooring. Comprising of: a WC, a wash basin and a bath. A PVCu privacy window to the rear elevation.

Exterior

Set on a substantial plot, this property features a large

private and enclosed garden with a lawn and a stone paved patio area. Access down the side to the front. To the front is a further lawn with herbaceous borders and a tarmac driveway (off road parking for two cars) leading to a single integral garage with an up and over door and benefiting from electrics.

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



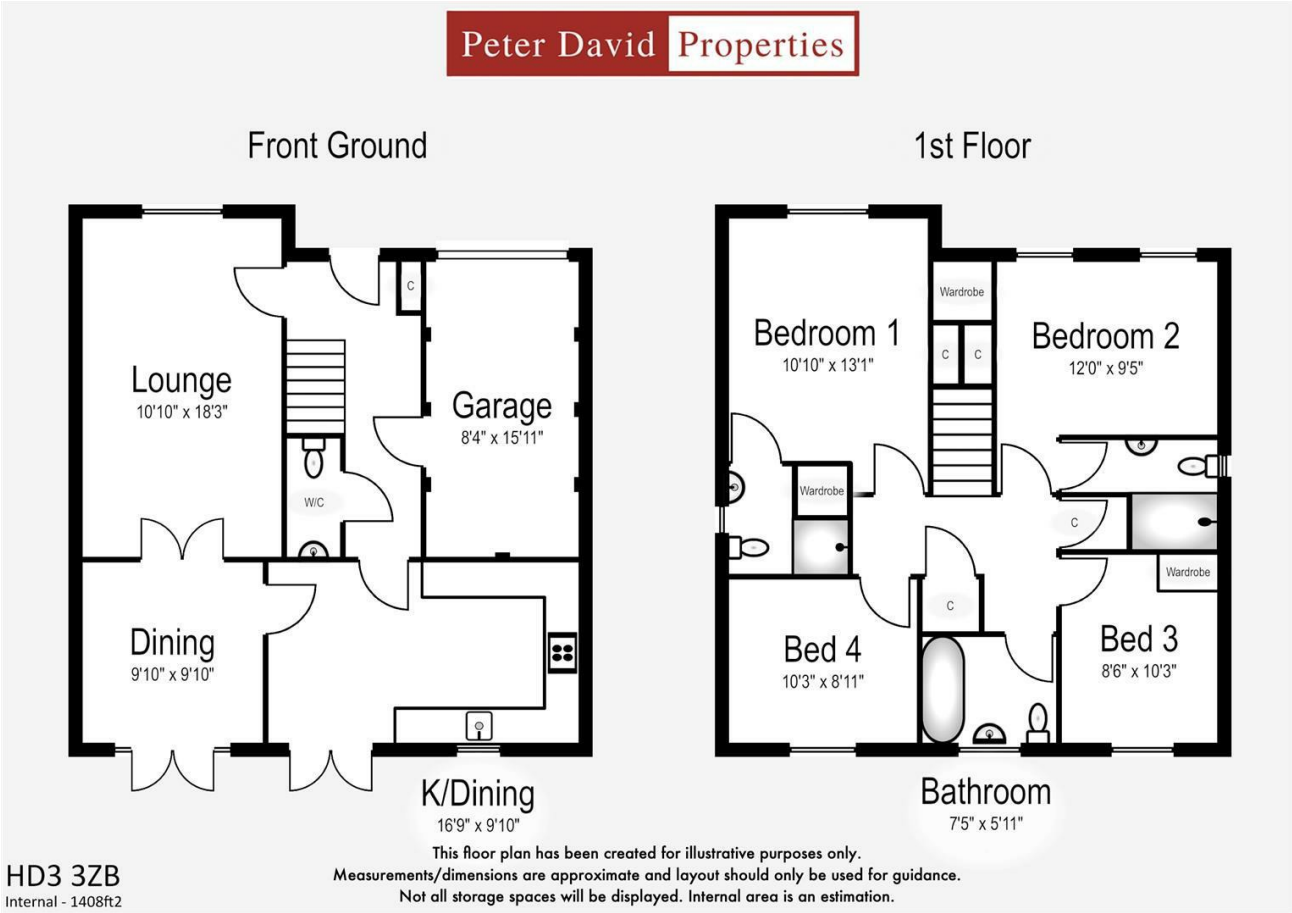
Hybrid Map



Terrain Map



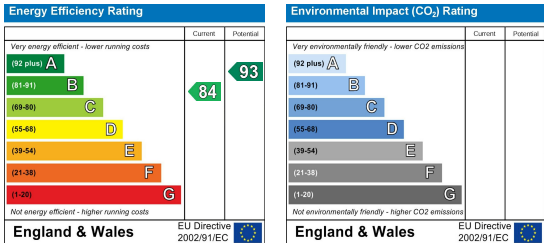
Floor Plan



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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