

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 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. Benefitting 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

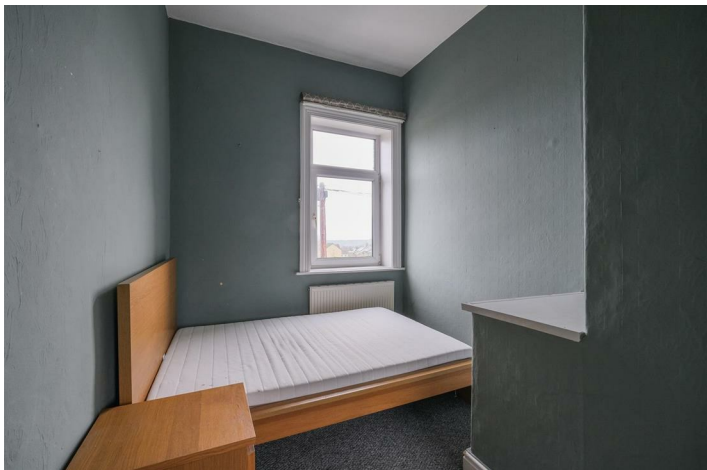
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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



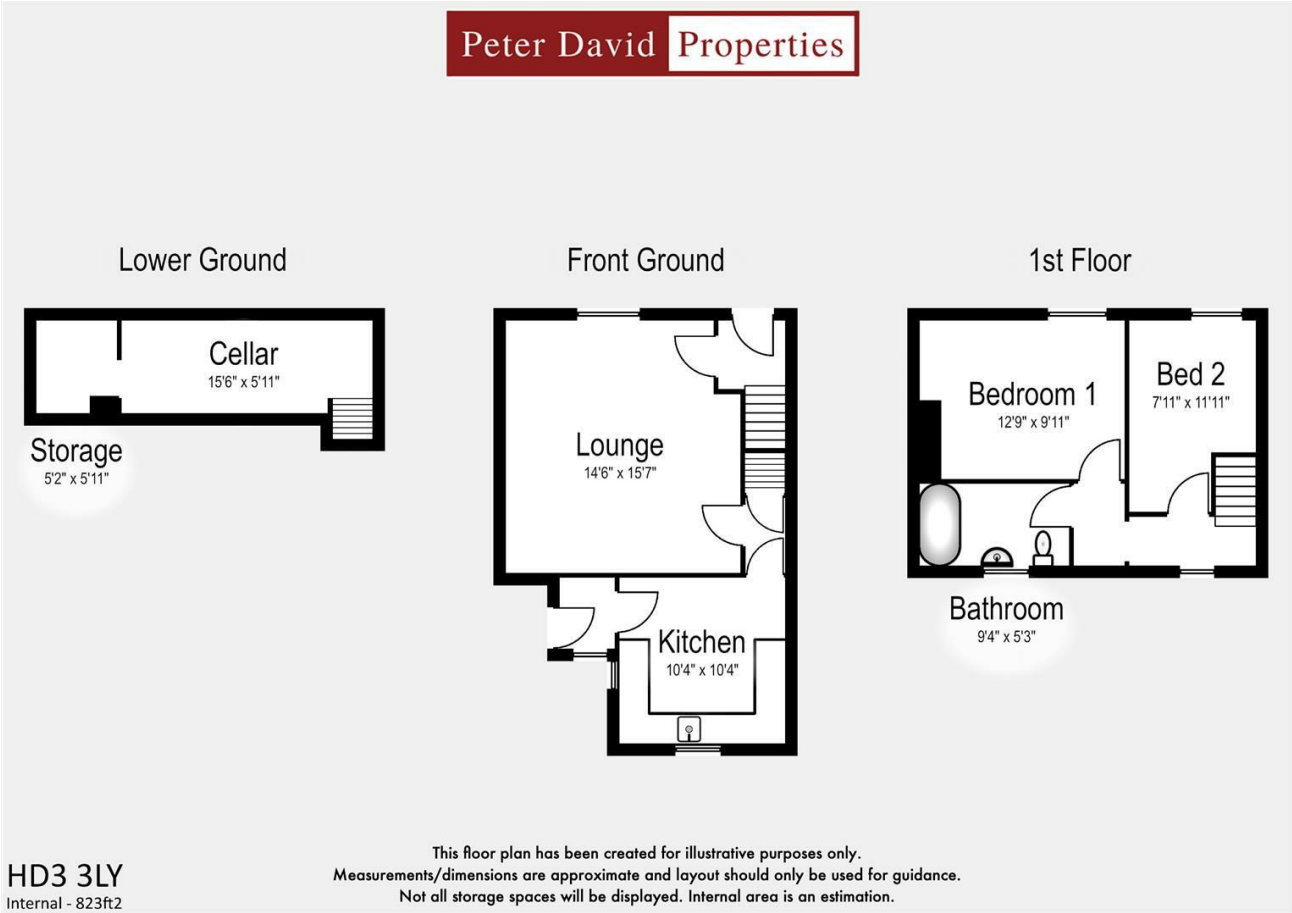
Hybrid Map



Terrain Map



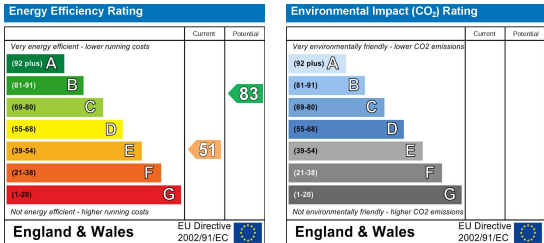
Floor Plan



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



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