

# Peter David Properties

Residential Sales and Lettings

## Deyne Road

### £135,000



# Deyne Road

## Description

Offered for sale in a sought after location in Huddersfield, this deceptively spacious property is decorated to an exceedingly high standard throughout and is ready-to-move-into! The property has been very well looked after by its current owners, internally comprising: an open plan living kitchen, three bedrooms, a modern bathroom, a 'snug' to the cellar and a shower room to the cellar. PLEASE NOTE THERE IS NO REAR GARDEN OR OFF ROAD PARKING AT THIS PROPERTY.

Netherton is easily accessible to the M62 network, Huddersfield town centre and excellent schools. Given its immaculate appearance it is likely this property will be popular - book your viewing today!

## Features

- Three bedroom property
- Modern fitted kitchen with integral appliances
- Ideal for first time buyers or a young family
- Ready to move into
- Immaculately presented throughout
- New boiler fitted 2018
- Log burning fire
- EPC - E
- 'Snug' to the lower ground floor
- Viewings are highly recommended

## Open Plan Kitchen 7.19m (23'7") x 4.88m (16'0")

Accessed via a composite external door, the kitchen is open plan to the living area. The kitchen features matching wall and base units, white quartz work surfaces and tiled flooring with under-floor heating. Briefly comprising: an inset stainless steel sink, an integrated dishwasher, two integrated Neff electric ovens, a Neff five ring gas hob and an AEG extractor fan. Further benefiting from an island with a built in wine rack, space for as free-standing American-style fridge freezer and windows to both the front and rear. The kitchen area measures 16' x 9'9".

## Living Room

The spacious living area is open plan from the kitchen, benefiting from a multi fuel stove, fitted July 2016, with a stone hearth. The living area measures 16' x 14'3".

## Lower Ground Living Area / Snug 5.99m (19'8") x 3.99m (13'1")

The cellar has been converted to provide further flexible living accommodation. Currently used as a 'snug', the lower ground area provides ample storage space too. Adjacent, there is a shower room.

## Lower Ground Shower Room 2.18m (7'2") x 1.73m (5'8")

The tiled shower room comprises: an electric shower cubicle, a pedestal sink and a WC. With tile effect flooring, extractor fan, a spotlighted ceiling and an understairs storage cupboard. The understairs storage cupboard houses the Viessman boiler which was installed in 2018 and has space and plumbing for a washing machine.

## First Floor Landing 3.12m (10'3") x 1.93m (6'4")

Providing access to the first floor accommodation and with a

window to the rear elevation.

## Master Bedroom 3.38m (11'1") x 2.87m (9'5")

A double bedroom with built in wardrobes and a window to the front elevation.

## Bedroom Two 2.84m (9'4") x 2.03m (6'8")

A good sized single bedroom with a window to the front elevation and a loft hatch.

## Bedroom Three 2.82m (9'3") x 1.93m (6'4")

A second single bedroom with a window to the rear elevation.

## Bathroom 4.62m (15'2") x 1.14m (3'9")

A modern bathroom comprising: 'P' shaped bath with shower over and shower screen, sink with waterfall tap built into vanity unit, low level dual flush WC and chrome heated towel rail. With slate effect partially tiled walls, spotlighted ceiling and tiled floor.

## External

Accessed from the lower ground floor, there is a small area to the front of the property which has outbuildings. PLEASE NOTE THERE IS NO REAR GARDEN OR OFF ROAD PARKING AT THIS PROPERTY.

## Viewings

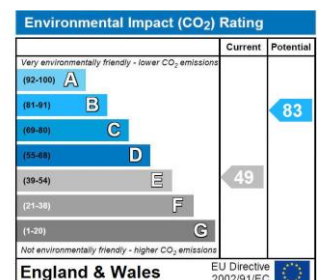
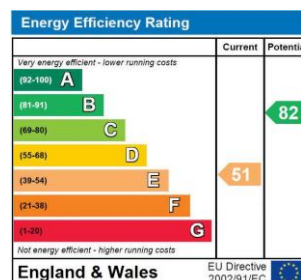
Viewings are strictly by appointment only.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Directions

From Peter David Properties Huddersfield, head north-east on Birchington Ave towards Halifax Rd/A629. Turn right onto Halifax Rd/A629 and continue to follow A629. Slight left towards Fitzwilliam St and then take a slight left onto Fitzwilliam St. Merge onto Castlegate/A62 via the slip road on the right to Ring Road/Oldham/Holmfirth/A616. Use the right 2 lanes to turn right onto Chapel Hill/A616 and continue to follow A616. Continue straight onto Meltham Rd/B6108. Turn right onto Chapel St. Turn right onto Deyne Rd. The destination will be on the right.







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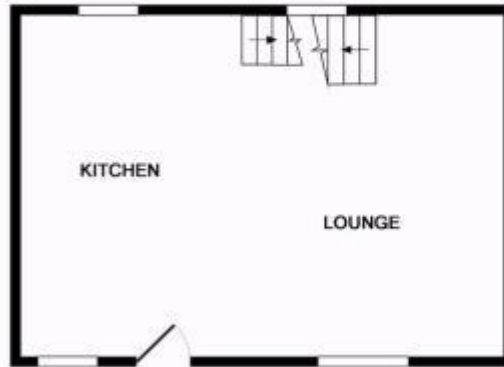
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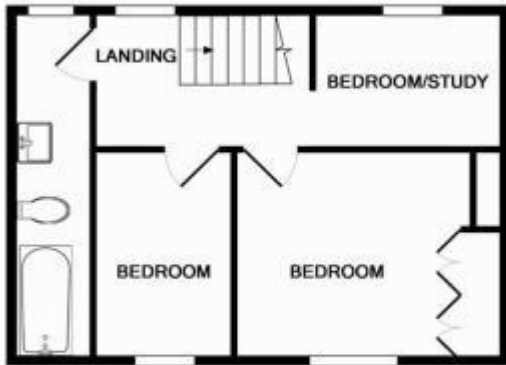
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LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR

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