

Peter David

Properties Ltd

Residential Sales and Lettings



28 Dodds Royd

Berry Brow, Huddersfield, HD4 7LZ

£75,000



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Offered to the open market with NO UPWARD CHAIN is this TWO BEDROOM mid terrace property, located in the convenient location of Berry Brow. The property is close to Huddersfield and all amenities, within easy reach of the train station, and good local schools. Internally comprising: a large living room, a kitchen, dry cellar, two bedrooms and a house bathroom. The property would make an ideal home for a first time buyer, or as an investment property. Contact Peter David Properties to arrange a viewing today.

Kitchen

7'05 x 6'01 (2.26m x 1.85m)

The kitchen has a four ring electric hob and oven, matching wall and base units, and a stainless steel sink and drainer. With a window to the rear aspect and a boiler which is approximately two years old.

Living Room

15'09 x 14'01 (4.80m x 4.29m)

A large living room with dual aspect windows to the front and rear.

Cellar

A dry keeping cellar which is perfect for storage.

Landing

6'11 x 5'09 (2.11m x 1.75m)

Providing access the first floor accommodation.

Bedroom One

10'07 x 9'00 (3.23m x 2.74m)

A double bedroom with a window to the front elevation.

Bedroom Two

8'08 x 7'06 (2.64m x 2.29m)

A good size single bedroom with a window to the front elevation.

Bathroom

10'07 x 5'01 (3.23m x 1.55m)

A three piece white bathroom suite with a shower over the bath and a glass shower screen. With a window to the rear elevation.

Directions

For Satnav please use the postcode HD4 7LZ.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

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.

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

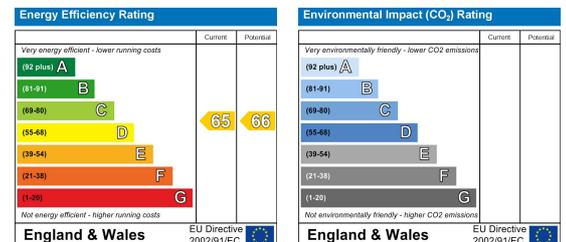


Floor Plan

Viewing

Please contact us on 01484 719191 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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