

# Peter David

# Properties Ltd

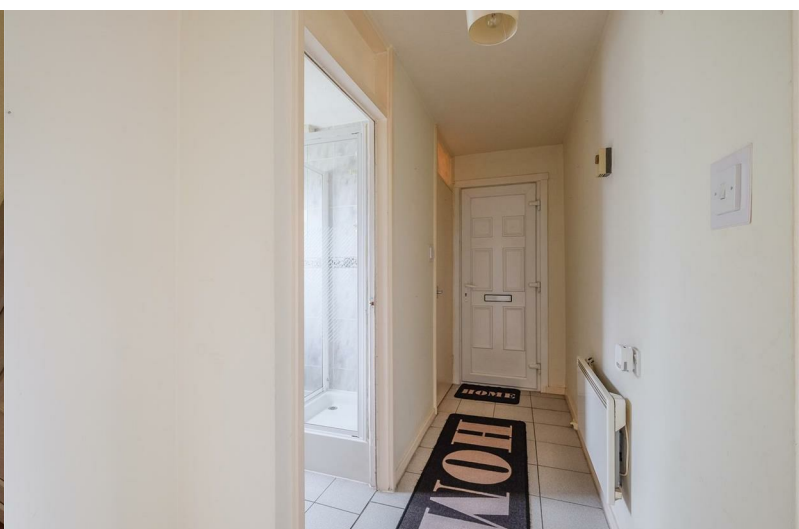
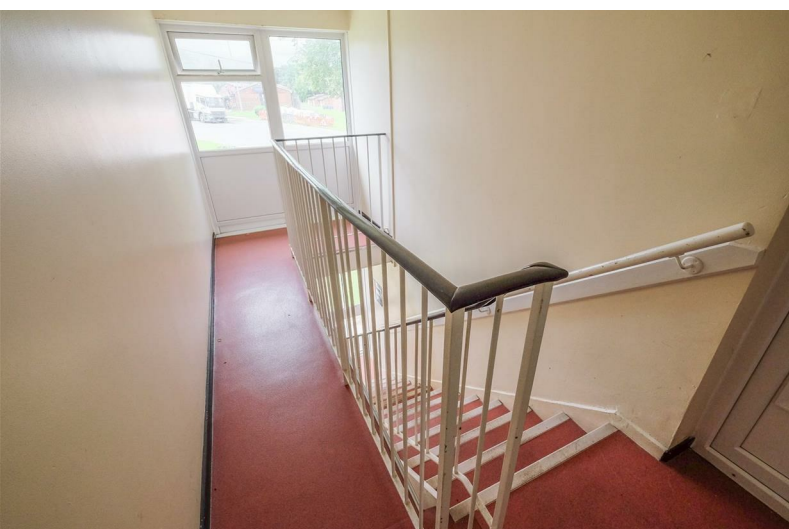
Residential Sales and Lettings



## 172A Fernside Avenue

Almondbury, Huddersfield, HD5 8PH

Offers in the region of £72,500



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## Entrance Hallway

Enter the property through a PVCu door into the entrance hallway. Access to all rooms and a useful storage cupboard.

## Living Room

A spacious living room with a PVCu window to the front aspect. Benefitting from an electric fire.

## Kitchen

A kitchen with tiled flooring, matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of; an extractor fan and a stainless steel sink and drainer. There is a free standing electric cooker and also a further freestanding space with plumbing for a washing machine. Benefitting from a pantry and a PVCu window to the rear.

## Master Bedroom

A large double bedroom with a freestanding double wardrobe. PVCu window to the front elevation.

## House Bathroom

A fully tiled house bathroom with tiled flooring comprising of; a WC, a wash basin, a shower cubicle with glass screen. Benefitting from a storage cupboard and a PVCu privacy window to the rear.

## Storage

A locked external storage cupboard which has joint access by both top floor flats.

## Exterior

A stone path leads up to the property and to the rear is a communal garden space.

## Mortgages

We recommend Chris Terry at Just Mortgages, 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.
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