

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 6 St. Albans Avenue

Ainley Top, Huddersfield, HD3 3RX

Offers in the region of £135,000



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## Ground floor -

### Entrance Porch

Enter the property through a PVCu door to the side aspect into a front entrance porch. There are wooden framed windows across the front and side and tiles to the floor. A wooden door with glass panels leads into the main house.

### Entrance Hall

A carpeted hallway with stairs rising to the first floor and access to the living room.

### Living Room

A spacious living room with a PVCu bay window to the front aspect and inset electric fire in a tiled fireplace.

### Kitchen/Diner

A well appointed kitchen/diner with white matching wall and base units, laminate worktops and tiled splash backs. The kitchen includes a range oven with a five ring gas hob and there is plumbing for a washing machine and space for a further two freestanding appliances. There is a PVCu window to the side aspect, a stainless steel sink and drainer and a useful pantry space under the stairs. Vinyl flooring flows throughout and the kitchen also features a breakfast bar area or ample space for a dining table.

### Rear Entrance Hall

A second entrance hallway with a PVCu door leading to the side of the property. There is vinyl to the floor and access to bedroom three.

### Bedroom Three

A double bedroom with a large storage cupboard and wood effect vinyl to the floor. There is a PVCu window to the side and rear aspect.

## En-suite

A partially tiled en-suite shower room with a WC, sink and electric shower. There is vinyl flooring and a PVCu privacy window to the rear.

## First floor -

### Landing

A carpeted landing providing access to the first floor bedrooms and house bathroom. A loft hatch leads to the loft space and there is a PVCu window to the side aspect.

### Bedroom One

A spacious double bedroom featuring a dual aspect with PVCu windows to both the front and side elevation. There are built in wardrobes to the alcove with mirrored, sliding doors and a carpet flows throughout.

### Bedroom Two

Another double bedroom with a PVCu window to the rear aspect and fitted cupboards across one wall. Laminate flooring flows throughout.

### Bathroom

A modern bathroom comprising a WC, wash basin and bath. There is vinyl to the flooring and acrylic paneling to the walls. There is a PVCu privacy window to the rear aspect.

### Exterior

Externally the property features an enclosed front garden. A pathway leads down the side of the property and to the rear where there is space for a small garden shed.

## 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.

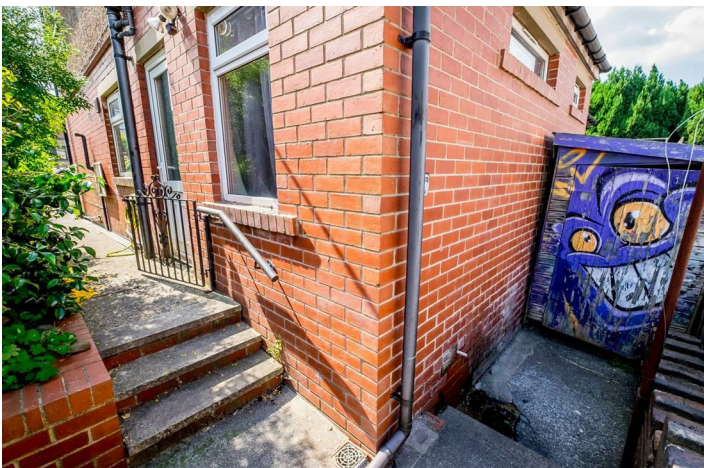
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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

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



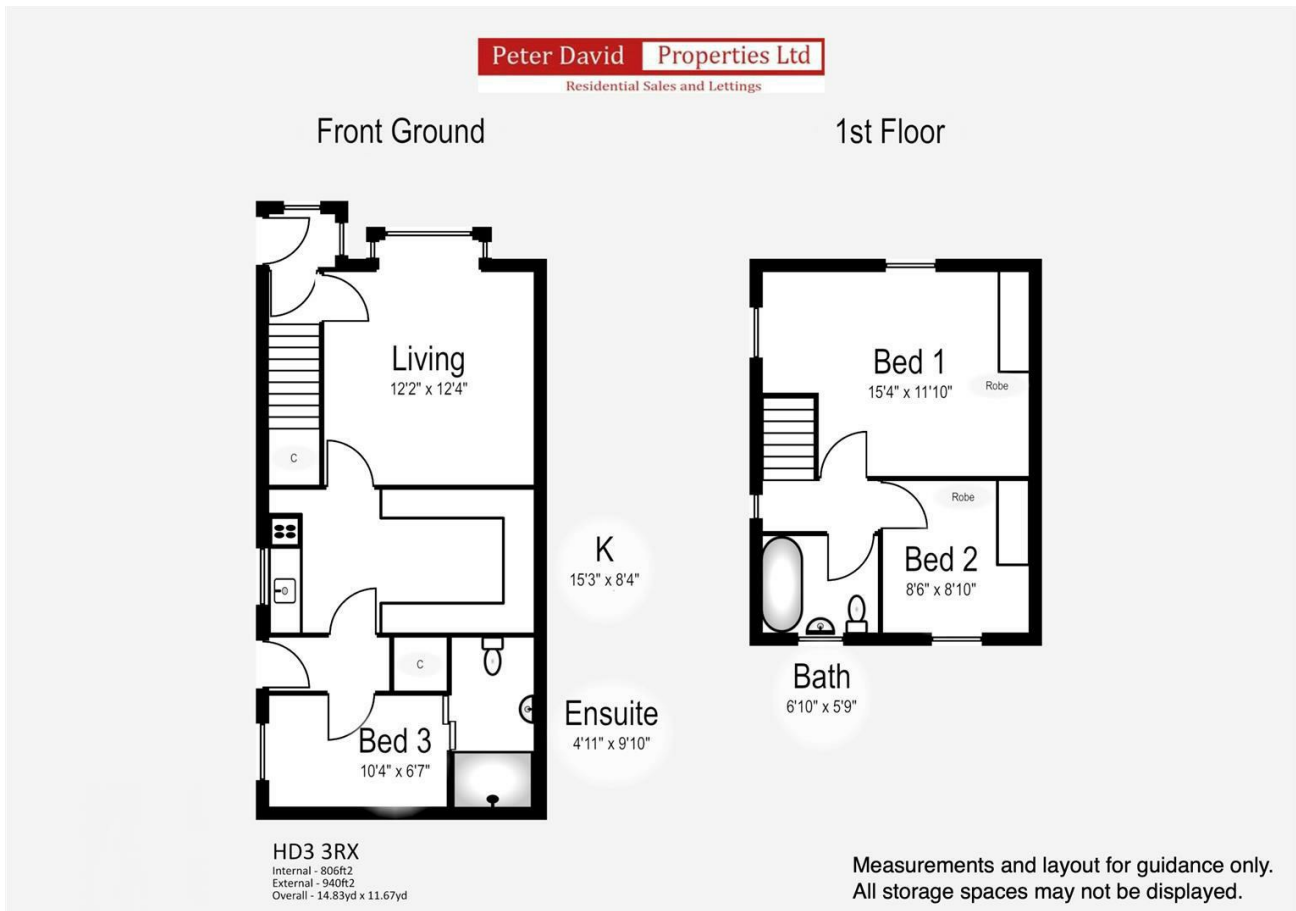
## Hybrid Map



## Terrain Map



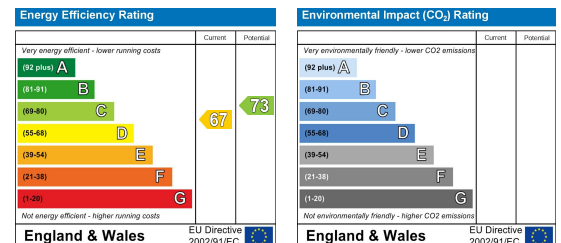
## Floor Plan



## 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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