

Peter David

Properties Ltd

Residential Sales and Lettings



17 Woodman Avenue

Fixby, Huddersfield, HD2 1SW

Offers in the region of £149,950



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Entrance Hallway

Enter the property via a composite door into the hallway with laminate flooring. Access to kitchen and living room. Carpeted stairs rise to the first floor accommodation.

Living Room

A spacious living room with a deep pile grey carpet. PVCu window to front aspect and PVCu patio doors to the rear providing plenty of natural light.

Kitchen

A modern kitchen with laminate flooring, matching wall and base units and laminate work surfaces. Integrated appliances comprise of: an electric oven, an extractor, a washing machine and a stainless steel sink and drainer under a PVCu window overlooking the rear garden. There is a useful storage cupboard and a composite door leads out to the side.

Landing

Carpeted stairs rise to the landing with access to all bedrooms and house bathroom. A PVCu privacy window to side elevation.

Bedroom One

To the front is a large double bedroom with a grey carpet, a useful cupboard and PVCu window to front aspect.

Bedroom Two

To the rear is a second double bedroom with PVCu window to rear elevation.

House Bathroom

A fully tiled modern house bathroom with laminate flooring. Comprising of: a WC, an inset wash basin with

vanity unit and a bath with overhead rain head shower, hand held shower attachment and glass screen. Benefiting from a chrome towel rail and PVCu privacy window to rear elevation

Exterior

To the rear of the property is a large enclosed garden with an Indian stone patio area, a tiered lawn leading down to a barked area and a mature tree. To the side there is a gravelled area with a shed (could be used for a variety of purposes) leading to the front paved driveway (parking for one car) and a lawn.

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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