Peter David Properties Ltd

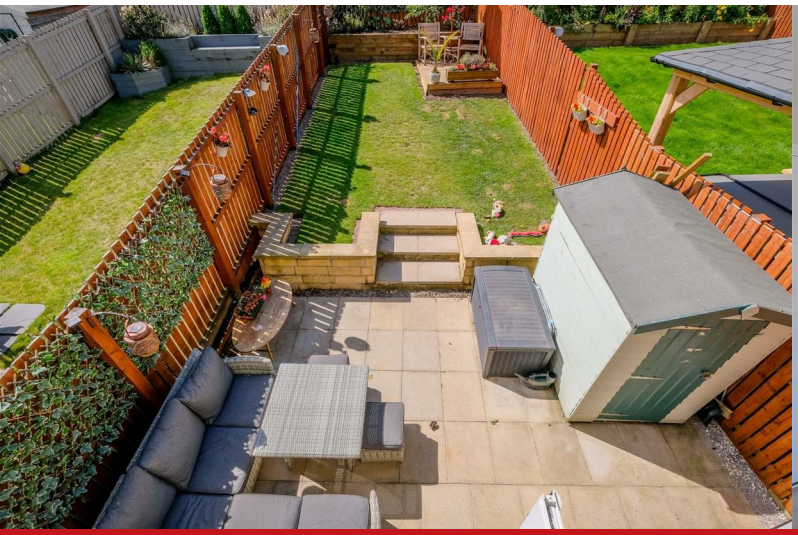
Residential Sales and Lettings

26 Warton Avenue

Lindley, Huddersfield, HD3 3ZW

Offers in the region of £244,500

3 3 2 B



26 Warton Avenue

Lindley, Huddersfield, HD3 3ZW

Offers in the region of £244,500

Ground Floor -

Entrance Hallway
Enter the property through a composite door into the hallway with new grey carpet that flows throughout. Stairs rise to the first floor accommodation. Access to living room.

Living Room
A stylish living room with neutral decor and new grey carpet. Benefiting from a large cupboard providing ample storage and a PVCu window to front aspect. Access to kitchen/diner.

Kitchen/Diner
A luxury kitchen with tiled flooring, laminate work surfaces and cream gloss matching wall and base units. Integrated appliances comprise of: an eye level electric oven, a gas hob, an extractor fan, a fridge freezer and a dishwasher. There is one free standing space with plumbing for a washing machine and ample space for a dining table. PVCu window to rear and french doors lead out to the garden.

Ground Floor WC
Off the kitchen is this useful ground floor WC with tiled flooring. Comprising of: WC, wash basin with tiled splashback and a PVCu frosted window to the side aspect.

First Floor -

Landing
A light and spacious landing with a new grey carpet. Access to two bedrooms and house bathroom. There is also a PVCu window to the side aspect. Stairs rise to second floor accommodation

Bedroom Two
A spacious double bedroom to the rear of the property, benefiting from a PVCu window to rear elevation.

Bedroom Three
A single bedroom with a PVCu window to front elevation.

House Bathroom
A luxury partially tiled modern bathroom with tiled flooring. Comprising of: WC, hand basin, bath with overhead shower and glass screen.

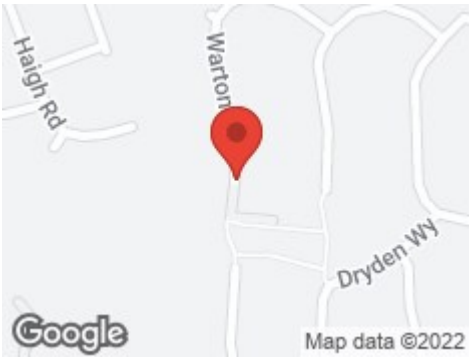
Second Floor -

Master Bedroom
A landing area with a PVCu window to front aspect and stairs rising to the second floor accommodation. A bright and spacious master bedroom suite benefiting from mirrored fitted wardrobes, a new grey carpet and an en-suite. PVCu windows to front and side elevation.

En-Suite
A partially tiled en-suite with tiled flooring. Comprising of: WC, wash basin, and a corner shower with a glass door. Benefiting from a chrome towel rail and a Velux window providing plenty of natural light.

Exterior
To the rear of the property is a South facing private and enclosed garden. There is a paved patio area with steps rising to a large lawn. There is a further decked area to the top of the garden and a useful storage shed. To the front and side is a further lawn and a tarmac driveway with parking for one car.

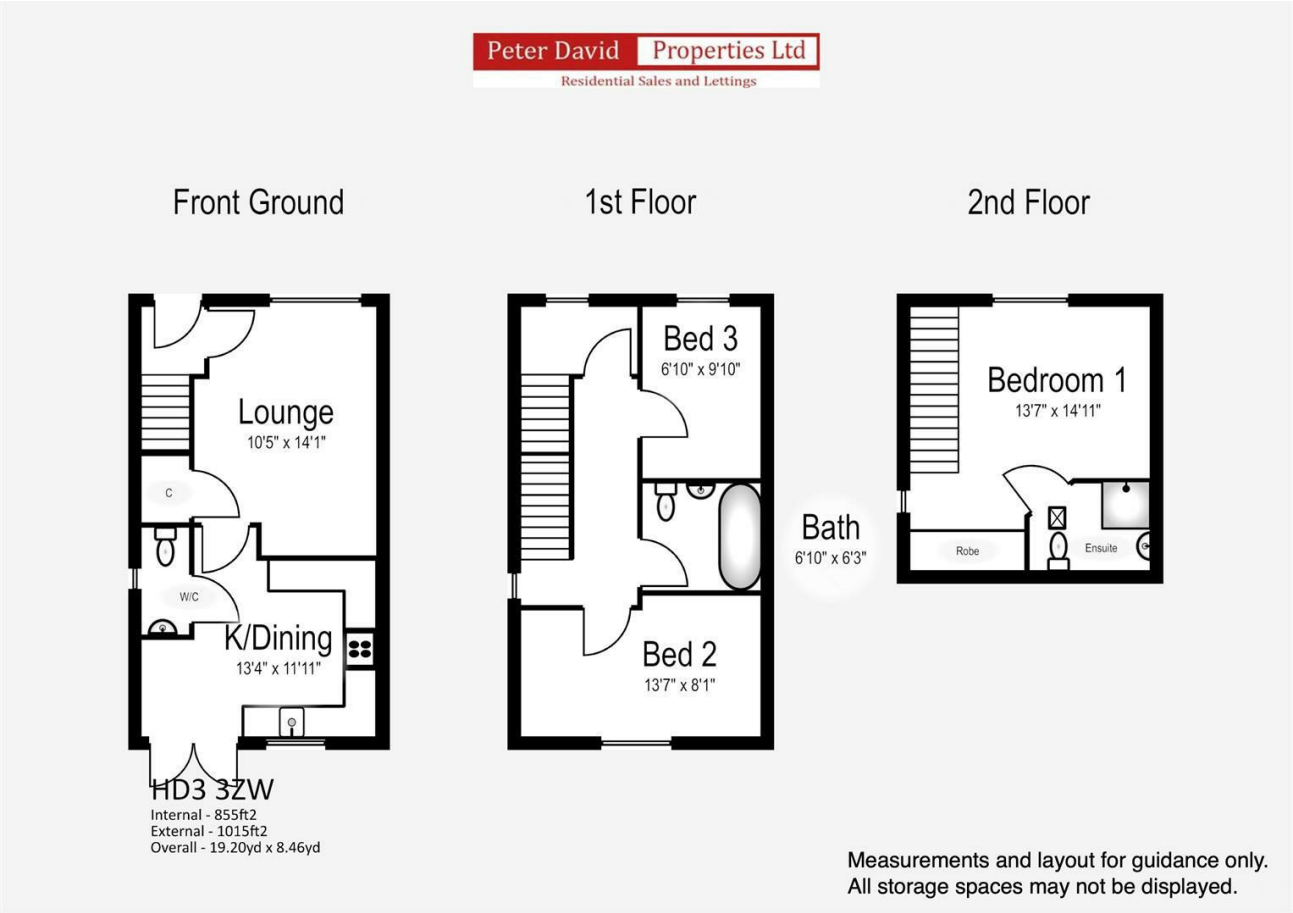
Road Map



Hybrid Map

Terrain Map

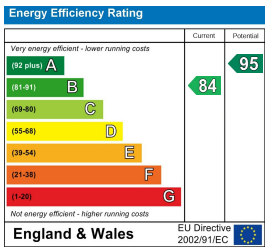
Floor Plan

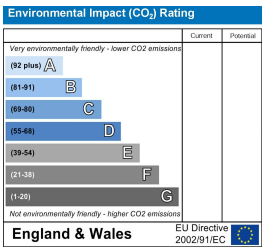


Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk