

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 2 West Grove Avenue

Dalton, Huddersfield, HD5 9LD

Offers in the region of £135,000



# 2 West Grove Avenue

Dalton, Huddersfield, HD5 9LD

**Offers in the region of £135,000**



## Entrance Hallway

Enter the property via a PVCu front door into an entrance hallway with vinyl flooring and carpeted stairs rising to the first floor. There is an internal door leading into the living room.

## Living Room

A generous living room providing access to the kitchen/diner. There is a PVCu window to the front aspect and a beige carpet flows throughout.

## Kitchen

Set at the rear of the property, this kitchen/diner benefits from white matching wall and base units, laminate worktops and tiled splash backs. There is a composite sink and drainer and integrated appliances comprise; an oven, a gas hob and an extractor fan. There is a freestanding washing machine and fridge/freezer also available by separate negotiation. A PVCu door leads out to the rear garden and there are two PVCu windows also to the rear. Vinyl flooring flows throughout and there is a useful under-stairs storage cupboard and ample space for a dining table.

## Landing

A landing providing access to the bedrooms and bathroom. There is also loft access leading to the loft space. A beige carpet flows throughout the first floor accommodation.

## Bedroom One

A spacious double bedroom with a PVCu window to the front aspect and a built-in storage cupboard to the alcove.

## Bedroom Two

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

## Bathroom

A fully tiled bathroom comprising a WC, wash basin set in a vanity unit and a large walk-in shower with electric shower. There is vinyl flooring and a PVCu privacy window to the rear aspect.

## Exterior

Externally this property benefits from a large, enclosed, rear garden. There is a patio area and a pleasant lawn with a small garden shed to the bottom of the garden. To the front there is a tarmac driveway providing parking for two cars.

## 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



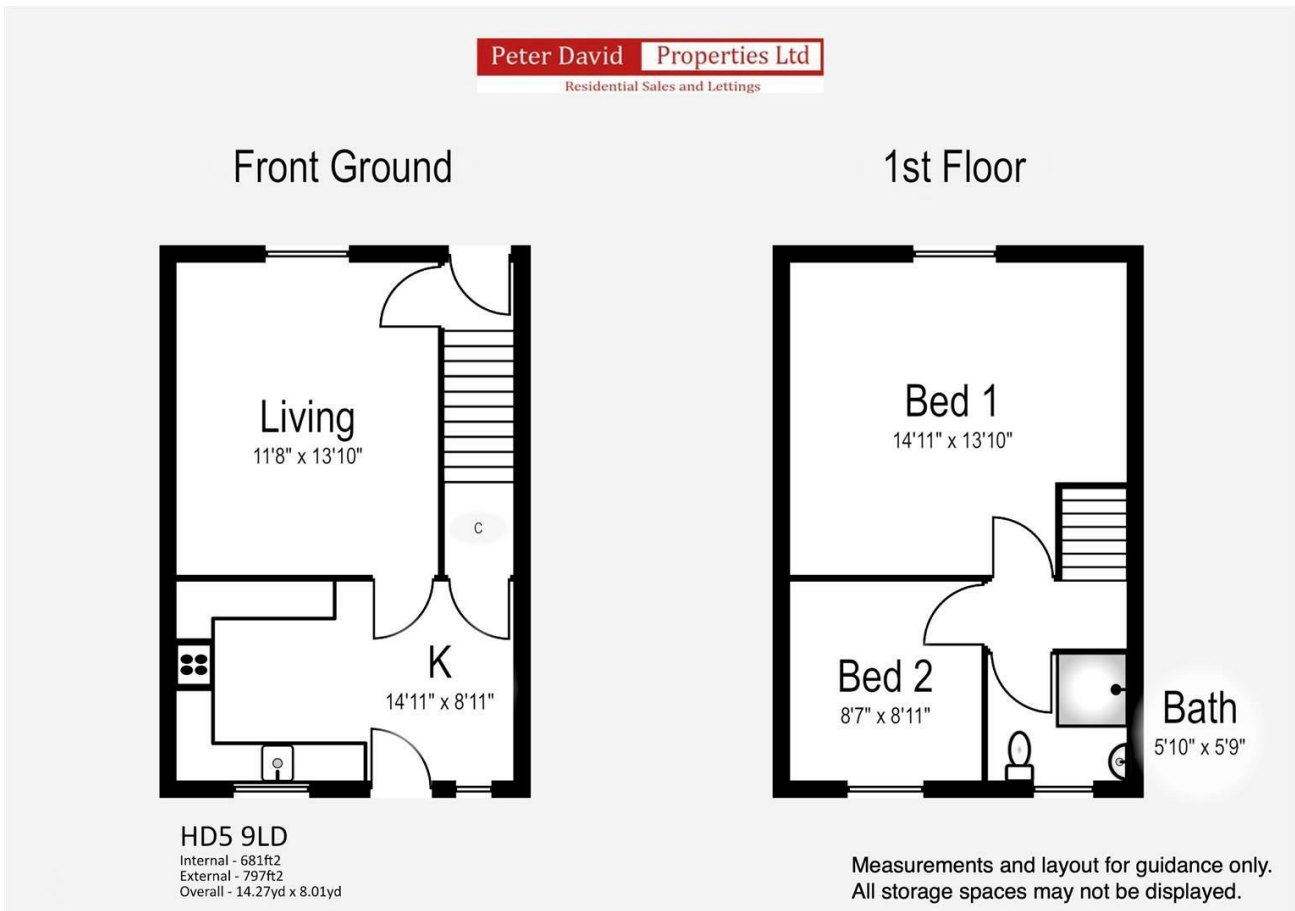
## Hybrid Map



## Terrain Map



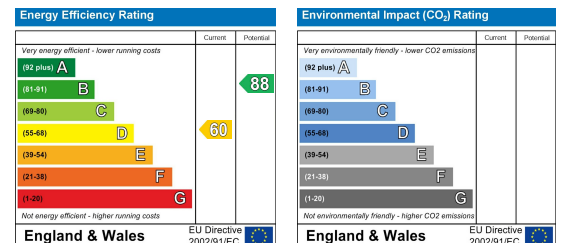
## Floor Plan



## 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.

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

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

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

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

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

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