Peter David Properties Ltd

Residential Sales and Lettings

86 Thornhill Avenue

Lindley, Huddersfield, HD3 3DG

Offers in the region of £285,000

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Entrance Hallway
Access via a PVCu door into this L-shaped hallway with a neutral carpet. There is a large cloakroom providing ample storage space and access to the living room, the kitchen, both bedrooms, bathrooms and an internal door to the garage.

WC
A useful partially tiled WC comprising of: WC and hand basin. There is a privacy window to the side.

Living Room
A spacious L- shaped living room with a feature stone wall and marble plynth housing the gas fire. There is a dining space with hardwood double glazed windows to the side of the property. Patio sliding doors lead into the front conservatory.

Front Conservatory
A large rosewood colour PVCu double glazed conservatory to the front of the property providing lovely views out to the garden. The room benefits from gas central heating which means it can an be used all year round and is also accessed via an internal door from the living room.

Kitchen
A spacious kitchen with vinyl flooring comprising of matching wood effect wall and base units, laminate worksurfaces and tiled splashbacks. There is a free standing oven, an extractor, a stainless steel sink with double drainer and a further three spaces for additional free standing appliances, one with plumbing for a washing machine. Hardwood double glazed window to the side aspect.

Bedroom Two
To the rear of the property there is a further reception room which could be used as a dining room or a second double bedroom. A hardwood double glazed window looks over the rear conservatory and garden. A PVCu door leads into the rear conservatory.

Bedroom One
A spacious double bedroom with fitted wardrobes. A hard wood double glazed window overlooks the rear garden.

Rear Conservatory
A PVCu glass floor to ceiling conservatory overlooking the private rear garden. This conservatory also benefits from central heating.

House Bathroom
A partially tiled and acrylic paneled bathroom with vinyl flooring. Comprising of: WC, hand basin and large double walk in shower with glass screen. Benefiting from a ceramic towel rail and wall mirror.

Exterior
This detached property sits on a substantial plot with gardens to both the front and rear. The drive (with parking for three cars) leads up to a single detached garage with an electric up and over door, lighting and water. The gardens to both the front and rear boast decorative gravelled areas with an abundance of mature trees and shrubs.

Additional Information
This property benefits from solar panels which significantly reduce electricity bills and additionally provide a tax free income of £600-£800 per annum.

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

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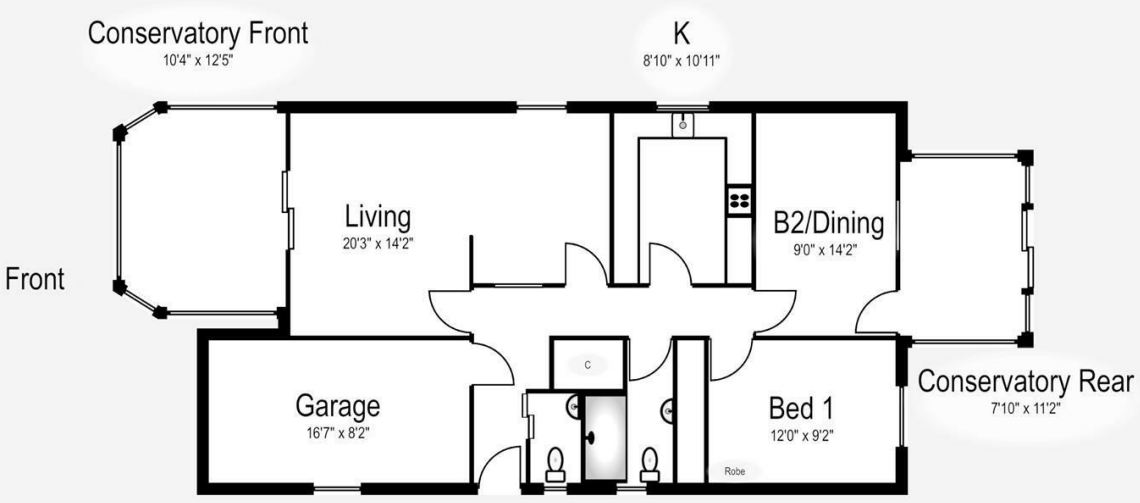


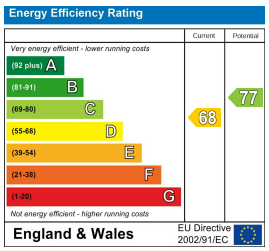
HD3 3DG
Internal - 1151ft2
External - 1278ft2
Overall - 19.19yd x 8.20yd

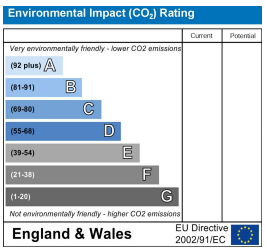
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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





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