Peter David Properties Ltd

Residential Sales and Lettings

7 Springfield Avenue

Slaithwaite, Huddersfield, HD7 5HX

Price guide £153,495

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Entrance Hall
Access the property through a PVCu front door with a frosted glass panel. There is laminate flooring and carpeted stairs leading to the first floor. A wooden and glass paneled door leads to the living room.

Living Room
A spacious living room with a PVCu window to the front aspect offering plenty of natural light. There is an attractive wooden fire surround with marble hearth housing a gas fire and there is also a small alcove with a built in bookcase and storage cupboard.

Kitchen/Diner
A modern fitted kitchen with cream, gloss shaker style wall and base units, wooden effect laminate worktops, laminate flooring and tiled splash backs. Integrated appliances comprise; an oven, a hob and an extractor fan and there is also space for two freestanding appliances including a washing machine. There is a stainless steel sink and drainer and space for a small dining table. The room has two PVCu windows to the rear and a PVCu door leading to the conservatory.

Conservatory
A PVCu conservatory to the rear with vinyl effect floor tiles and double doors leading out into the garden.

Landing
Small landing space providing access to the bedrooms and bathroom.

Master Bedroom
Double bedroom with fitted furniture offering plenty of storage space. There is a PVCu window to the front aspect which provides lovely views across the valley.

Bedroom Two
A second double bedroom with a PVCu window to the rear aspect. There is a built in cupboard and a loft hatch with a drop down ladder providing access to the attic room.

Attic Room
A useful space currently used for storage however could be utilized into a small office space or playroom. There is a velux window to the roof.

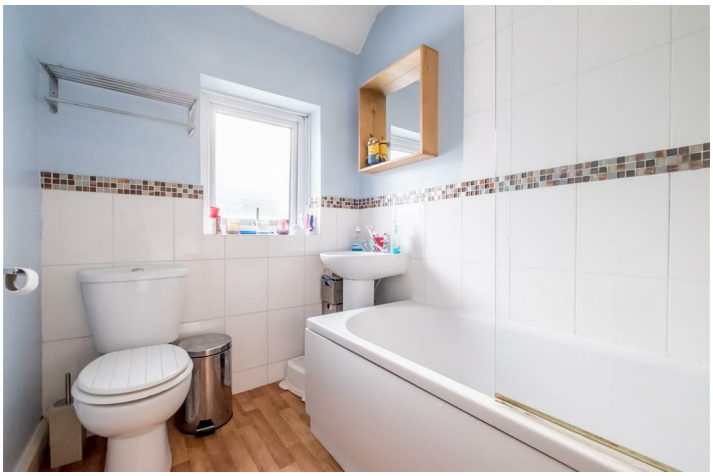
Bathroom
A partially tiled bathroom with a white three piece suite comprising a WC, hand basin and a bath with overhead electric shower and glass shower screen. There is wooden effect vinyl flooring and a PVCu frosted window to the rear.

Exterior
To the front there is a lawn area with surrounding flower beds and mature shrubs. The rear of the property boasts a large, tiered garden with a paved area to the bottom, various planting areas and flower beds and a second paved area to the top of the garden.

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.

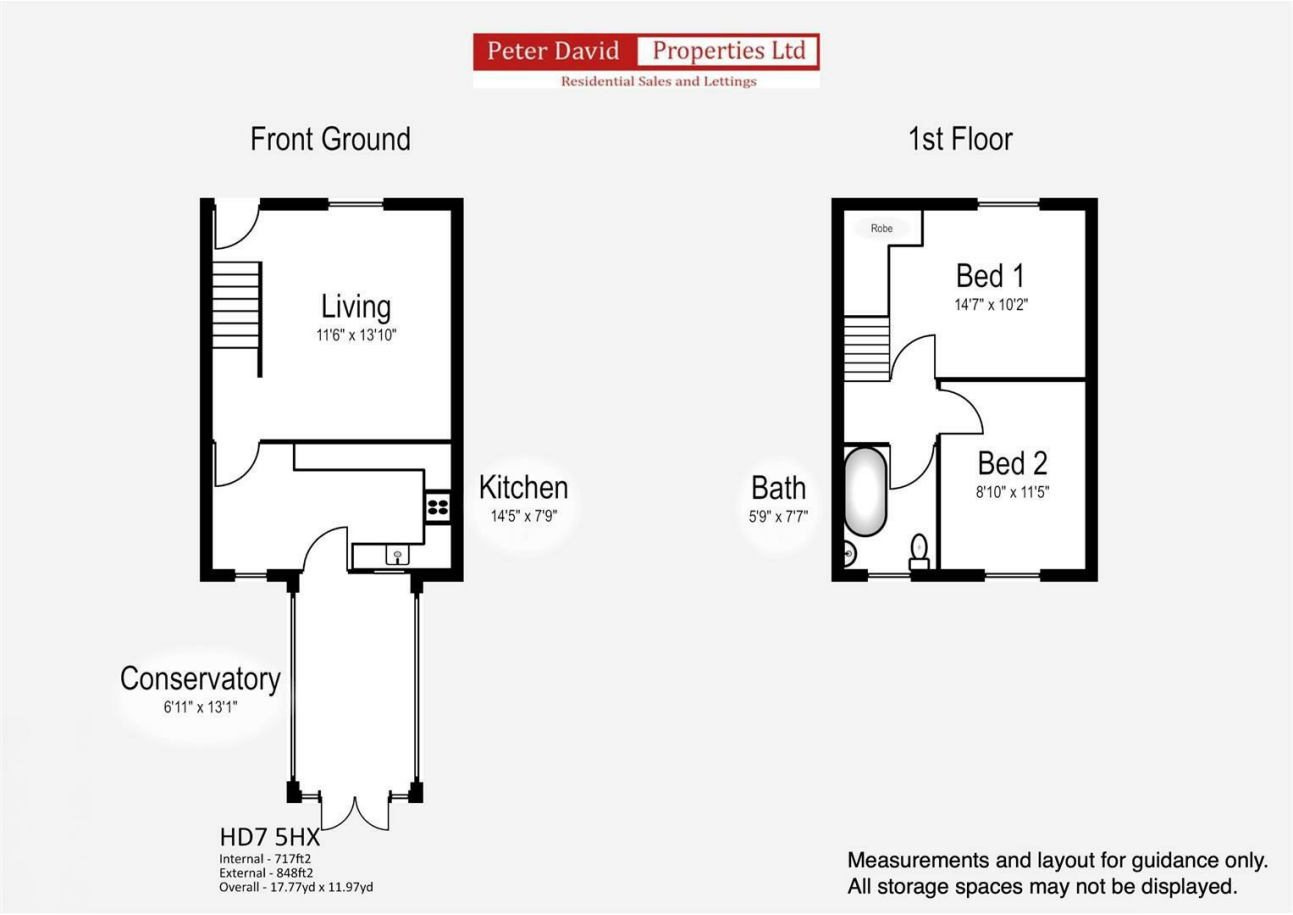


Road Map

Hybrid Map

Terrain Map

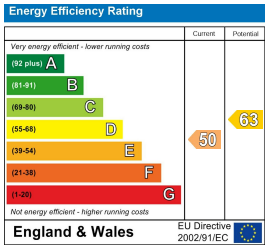
Floor Plan

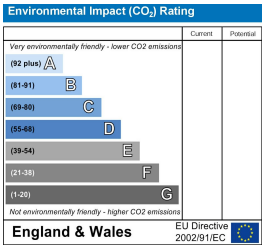


Viewing

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

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