

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 15 Lindley Avenue

Birchencliffe, Huddersfield, HD3 3QU

Offers in the region of £150,000



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## Entrance Hallway

Enter the property through a PVCu front door with stairs rising to the first floor and an internal door providing access to the living room.

## Living Room

A spacious, carpeted living room with a PVCu window to the front aspect allowing plenty of natural light. The living room provides access to the kitchen.

## Kitchen/Diner

Set at the rear of the property is the kitchen/diner featuring white wooden wall and base units, laminate worktops, tiled splashbacks and vinyl flooring. There is free standing dual oven with gas hob top and extractor fan. There is also space for two additional appliances and plumbing for a washing machine. A composite sink and drainer sits in front of a PVCu window overlooking the rear garden and there is also a PVCu door providing access to the rear. A pantry with wall shelves provides ample storage space.

## Landing

A carpeted landing area providing access to all bedrooms and the house bathroom. There is also a loft hatch allowing access to a fully boarded loft space with light and power. The loft is currently utilised as an office space and could be converted STPP.

## Bedroom One

A double bedroom with fitted cupboards across one wall providing useful storage space. There is a PVCu window to the front elevation and laminate flooring.

## Bedroom Two

A second double bedroom with a PVCu window to the rear elevation and a built-in storage cupboard. Laminate flooring flows throughout.

## Bedroom Three

A carpeted single bedroom with a PVCu window to the rear elevation.

## Bathroom

A fully tiled bathroom with a WC, hand basin and corner shower cubicle. There is non slip floor, a chrome towel rail and a PVCu privacy window to the front aspect.

## Exterior

To the front, the property benefits from a paved, off-road parking space with steps leading up to the front door and outside electric sockets. The rear of the property boasts an enclosed, tiered, paved garden with a garden shed.

## 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



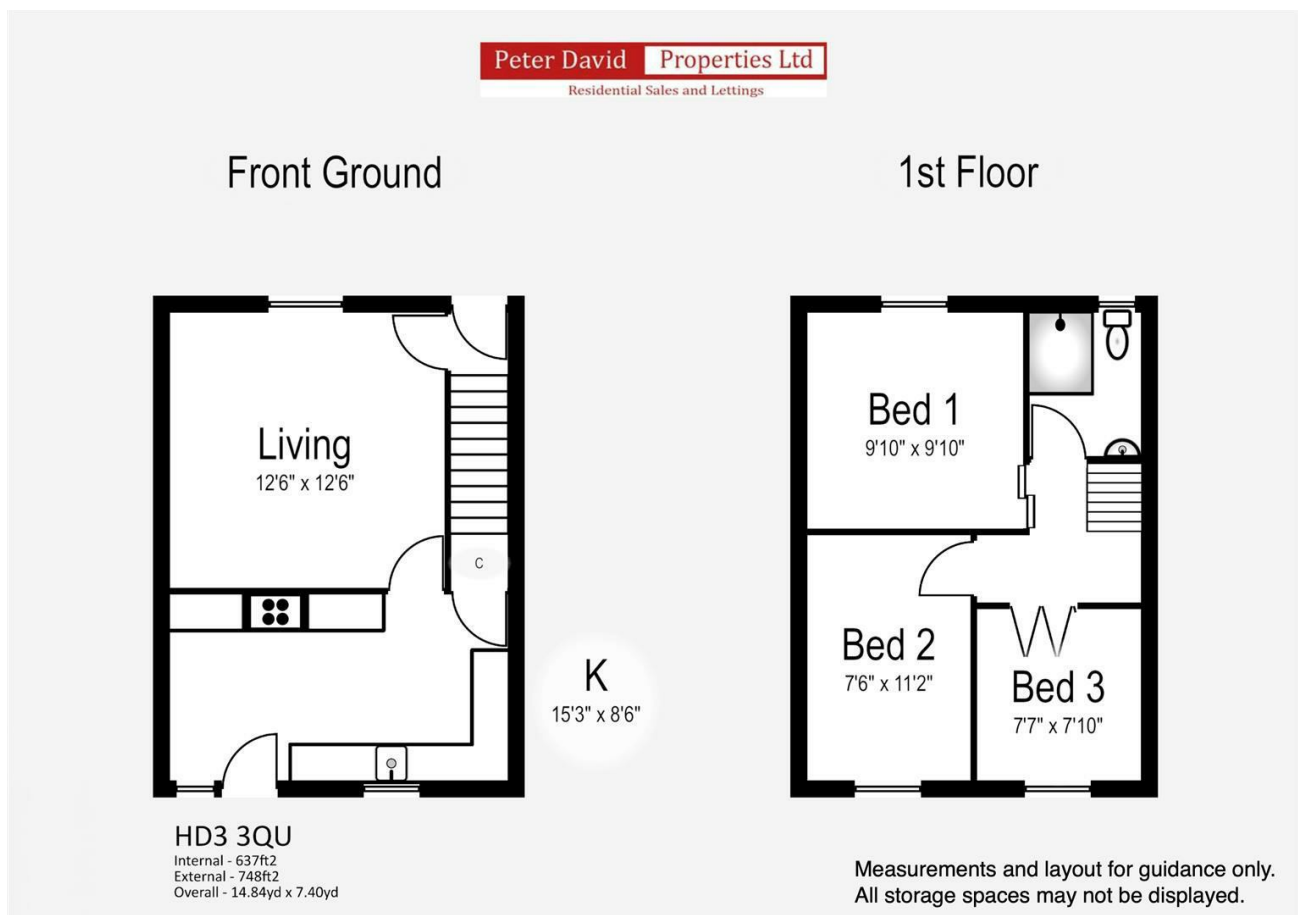
## Hybrid Map



## Terrain Map



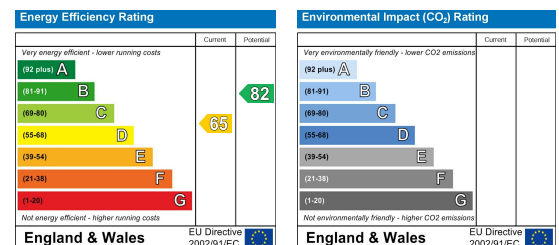
## Floor Plan



## 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.

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