

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 9 Alwen Avenue

Birkby, Huddersfield, HD2 2SJ

Offers in the region of £195,000



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**\*SUBSTANTIAL THREE BEDROOM SEMI-DETACHED PROPERTY \* IDEAL FAMILY HOME \* LARGE GARDENS \* QUIET CUL-DE-SAC LOCATION \***

Peter David Properties are pleased to present to the open market this well presented and DECEPTIVELY SPACIOUS THREE bedroom SEMI-DETACHED property. The property boasts many of its original period features and has TWO LARGE DOUBLE BEDROOMS, A THIRD SINGLE BEDROOM and a GENEROUS TIERED REAR GARDEN with an abundance of mature shrubs and trees.

Internally the property briefly comprises of, an entrance hallway with ORIGINAL PANELLING, a living room, a second reception room/dining room, a kitchen and a cellar. To the first floor there are TWO LARGE DOUBLE bedrooms and a further single bedroom/office and a house bathroom.

Externally the property has an enclosed rear garden with a lawn, mature trees and shrubs, a patio area and steps leading down to a tiered garden and a stream. To the front are borders with plants and shrubs.

Located within easy access of Huddersfield town centre and with good schools nearby this property would suit young families and professionals alike. The M62 motorway network is within close proximity, providing an easy commute to nearby towns and cities.

Book your viewing today!

## **Entrance Hallway**

Set at the rear of the property is the entrance hallway which features Amtico laminate flooring and has the original panelling on the walls and stairway. There is a large PVCu picture window to the side and a composite door to the rear garden. Carpeted stairs rise to the first floor.

## **Kitchen**

Access to the front of the property is through a composite door into this galley kitchen. Comprising of cream hi-gloss matching wall and base units, laminate work surfaces, tiled splashbacks and Amtico laminate flooring. Integrated appliances comprise of: a double electric oven, an extractor fan, a fridge, a microwave and a ceramic sink and drainer. Access to the cellar and to the hallway.

## **Cellar**

Accessed from the kitchen is a large cellar with electrics, plumbing for a washing machine and a PVCu door leading out to the rear garden.

## **Living Room**

Set to the rear of the property is this spacious living room with an electric fire on a tiled hearth and tiled surround. Having many original features and benefiting from a large PVCu bay window with stained glass allowing plenty of natural light.

## **Second Reception Room/Dining Room**

A large and spacious second reception room currently utilised as a dining room with Victorian fireplace and gas fire set on a marble hearth with wood surround. A picture PVCu window to front aspect again with stained glass windows.

## **Landing**

A landing area with access to all bedrooms, house bathroom and partially boarded loft.

## **Master Bedroom**

A large double bedroom with fitted wardrobes. PVCu bay window with stained glass to the rear elevation.

## **Bedroom Two**

A further double bedroom with fitted wardrobes and PVCu picture window to front elevation. Featuring an original cast iron fireplace.

### Bedroom Three

A single bedroom with PVCu window to rear elevation.

### House Bathroom

A fully tiled house bathroom with linoleum flooring. Comprising WC, hand basin, bath with hand held shower and separate shower cubicle. Benefiting from a chrome towel rail and an illuminating mirrored cabinet.

### Exterior

Externally the property benefits from a beautiful enclosed garden on three tiers. Steps lead down from the rear of the property to the first tier which features a patio and a lawn and an abundance of mature shrubs and trees. Steps then lead down to the lower tiers which feature artificial lawn and a stream. There is access to the cellar and to the side of the property.

### 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



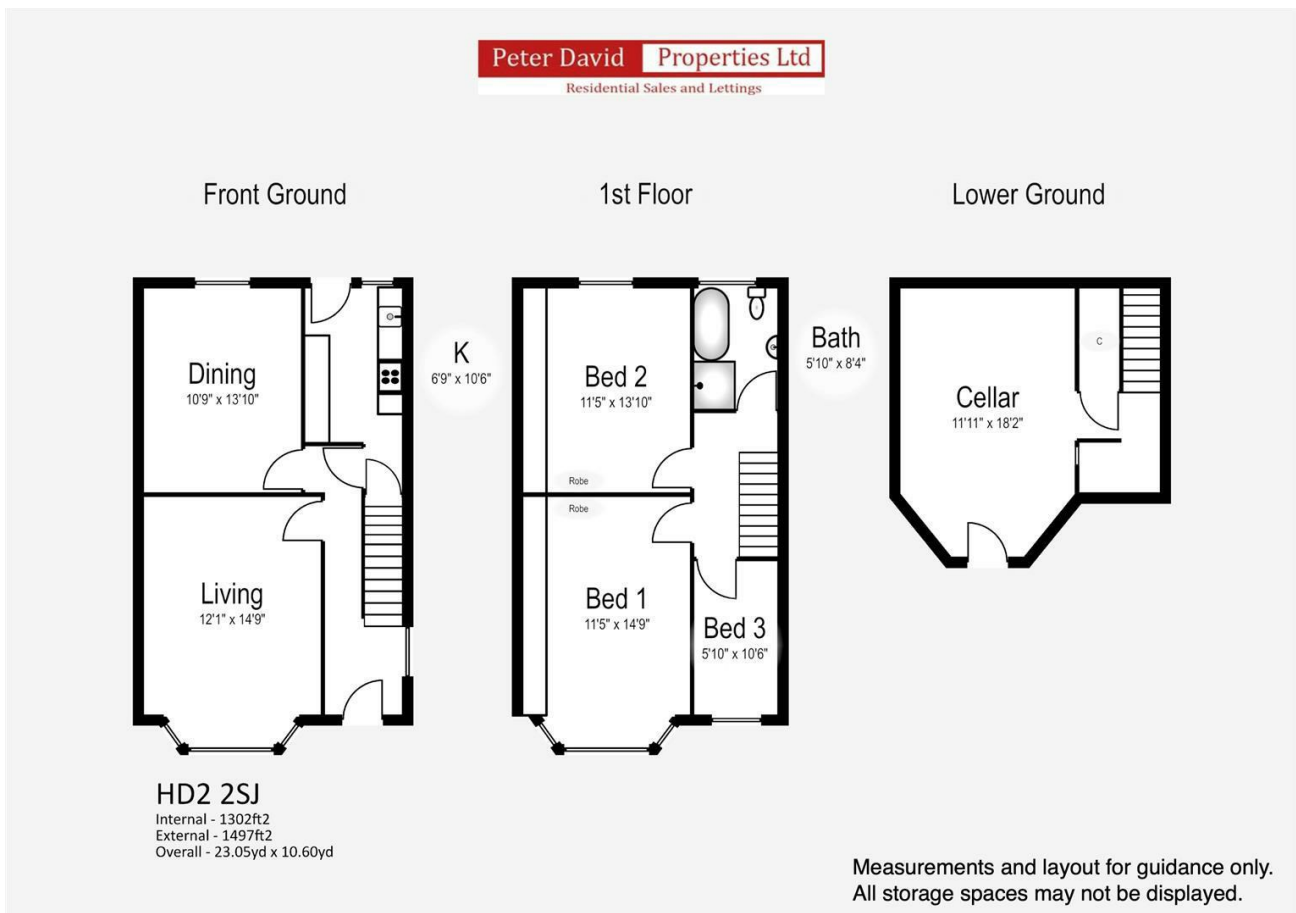
## Hybrid Map



## Terrain Map



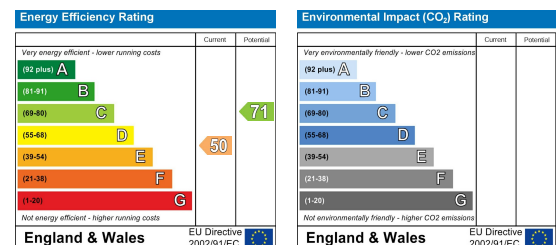
## Floor Plan



## 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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