Peter David Properties Ltd

Residential Sales and Lettings

2 Tennyson Avenue

Lindley, Huddersfield, HD3 3ZY

Offers in the region of £425,000

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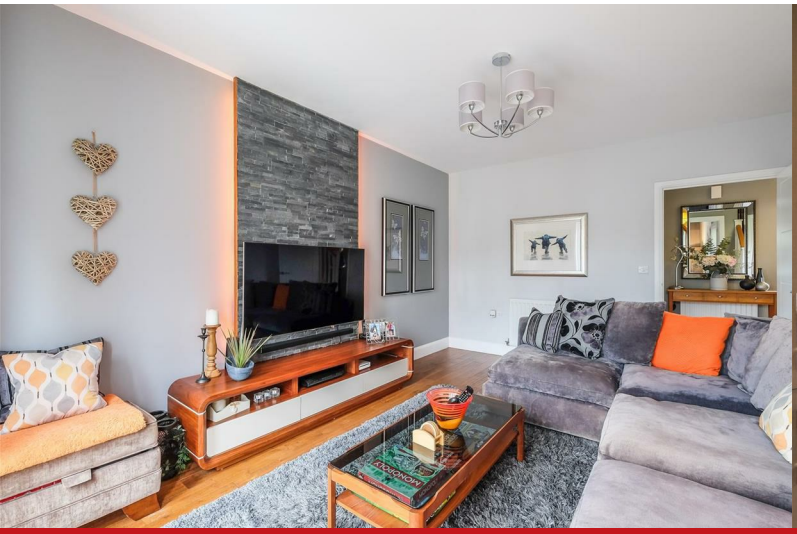

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Entrance Hallway
Enter this stylish property via a composite door into an attractive hallway with solid wood flooring and central staircase. Access to living room, kitchen/diner and office. Benefiting from a large understairs store cupboard.

Groundfloor WC
A partially tiled groundfloor WC comprising of : a WC and a corner wash basin. Benefiting from a modern chrome towel rail and wooden inset shelving.

Kitchen/Diner
A large kitchen diner with hi-gloss tiled flooring Comprising of: cream under counter units with laminate worksurfaces and a stylish grey unit housing the eye level double electric oven, fridge freezer and pull out storage unit. Integrated appliances comprise of: an induction hob with stainless steel splashback, an extractor, a dishwasher and a 1.5 stainless steel sink and drainer sitting under a PVCu window overlooking the rear garden. This kitchen also benefits from a breakfast bar with seating for two people and a further spacious area for a large family dining table and PVCu window to front aspect. Access to utility.

Utility
A useful utility with hi-gloss ceramic tiled flooring, matching wall and base units, laminate work surfaces and two free standing spaces for appliances, one with plumbing for a washing machine. A composite doors leads out to the patio area.

Living Room
A spacious living room with solid wood flooring. A feature stone wall with discreet lighting creates an ideal focal point. PVCu patio doors with full length PVCu windows lead out to the rear garden.

Office
This room is currently being used as an office, but could be used for a variety of purposes (a snug or a playroom). PVCu window to front aspect.

Landing
A carpeted landing having access to all bedrooms and bathrooms and benefiting from a storage cupboard.

Master Bedroom
To the front of the property is this spacious double bedroom with fitted wardrobes across one wall and PVCu window to front elevation. Access to en-suite.

En-Suite
A luxury en-suite with LVT flooring. Comprising of: a WC, a wash basin and a large walk in shower with glass sliding doors. Benefiting from a feature wall mirror and chrome towel rail. PVCu privacy window to side elevation.

Bedroom Two
To the rear is a second double bedroom with fitted wardrobes. PVCu window to rear elevation.

Bedroom Three
A third double bedroom with fitted wardrobes and desk. PVCu window to rear aspect.

Bedroom Four
A fourth double bedroom with PVCu window to front elevation.

House Bathroom
A luxury partially tiled house bathroom with tiled flooring. Comprising of: a concealed cistern WC, a wash basin with vanity unit, a bath with a concealed rainhead shower in the roof and folding glass screen.

Benefiting from a feature chrome towel rail and wall mirror. PVCu privacy window to the rear.

Exterior

To the rear of the property is a private and enclosed garden with an Indian stone spacious patio area and a lawn. A further tiered decked area with glass balustrade provides further seating and an ideal place for entertaining. To the front is a lawn with herbaceous borders and a tarmac driveway (off-road parking for four cars) leading to a single detached garage with an up and over door and benefiting from electrics.

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.

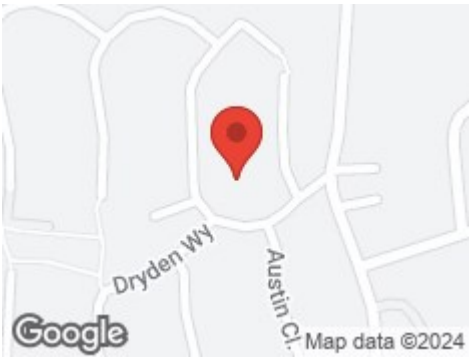
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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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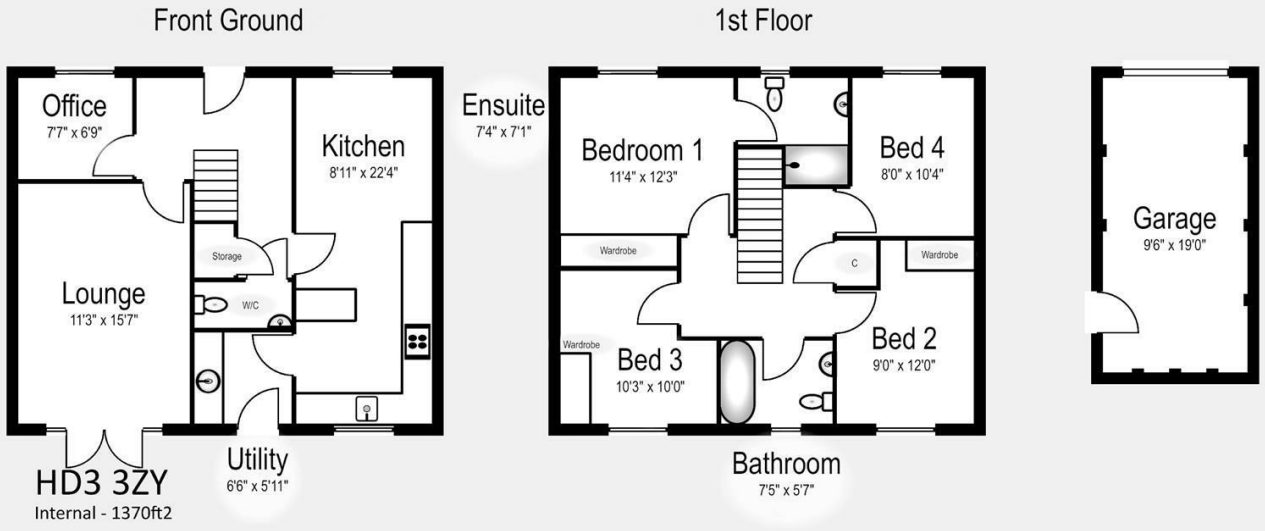
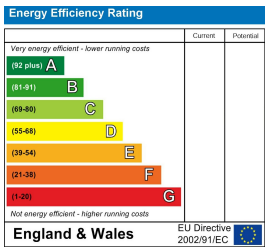


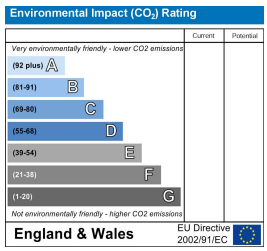
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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