

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 16 Tennyson Avenue

Lindley, Huddersfield, HD3 3ZY

Offers in the region of £299,950



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## Entrance Hallway

Enter the property through a stylish composite front door into a light and spacious entrance hallway, which provides access to the dining room, kitchen, living room, WC and integral garage. There are also stairs rising to the first floor accommodation.

## Dining Room

A luxurious, second reception room with a PVCu window to the front aspect allowing plenty of natural light. The room also benefits from a large, under stairs storage cupboard.

## WC

A useful ground floor WC with hand basin. There are tiles to the floor and an attractive tiled splash-back to the sink.

## Kitchen

A well equipped kitchen with hi-gloss matching wall and base units, grey laminate work tops and a black, glass splash-back to the back of the hob. Integrated appliances comprise; a gas hob, an electric oven, an extractor fan, a fridge/freezer and a dishwasher. There is a stainless steel sink and drainer in front of the PVCu window overlooking the rear garden and a composite rear door providing access to the garden.

## Living Room

A well-appointed living room with PVCu double doors leading to the rear garden.

## Integral Garage/Utility Room

An integral door leads from the entrance hall to the garage. At the rear is a useful utility space with matching hi-gloss wall and base units, a stainless steel sink and drainer, plumbing for a washing machine and

space for an additional freestanding appliance. There are tiles to the floor and an up-and-over garage door.

## Landing

A light and spacious landing providing access to all bedrooms and house bathroom. There is a light grey carpet which flows throughout the first floor accommodation. Access to a fully boarded loft is gained via wooden stairs inside the storage cupboard. There is also a PVCu window to the side aspect.

## Master Bedroom

An immaculately presented master bedroom featuring a fitted wardrobe with mirrored sliding doors. There is a PVCu window to the front elevation.

## En-suite

A partially tiled, luxury en-suite shower room with a WC, hand basin and an acrylic paneled double shower cubicle with a rainfall shower. There are ceramic tiles to the floor and a PVCu privacy window to the side aspect. Additionally there is a wall mirror and a chrome towel rail.

## Bedroom Two

A further tastefully decorated double bedroom with a PVCu window to the rear aspect.

## Bedroom Three

A spacious single bedroom with a PVCu window to the rear aspect.

## House Bathroom

A stylish and contemporary half tiled house bathroom with a WC, wash basin and bath with a shower attachment. There are ceramic tiles to the floor and a PVCu privacy window to the front. Additionally there is a mirrored, bathroom cabinet.

## Exterior

To the front of the property there is a small lawn and a double, paved driveway leading to a single integral garage. To the rear of the property is an attractive, enclosed garden with planted borders, a lawn and a paved area, perfect for relaxing in or entertaining friends. The rear garden also benefits from a wooden garden shed and an outside tap.

## 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.

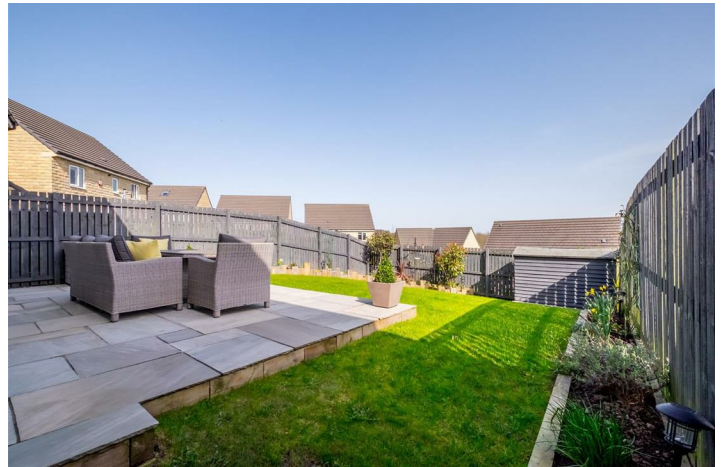
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you,

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



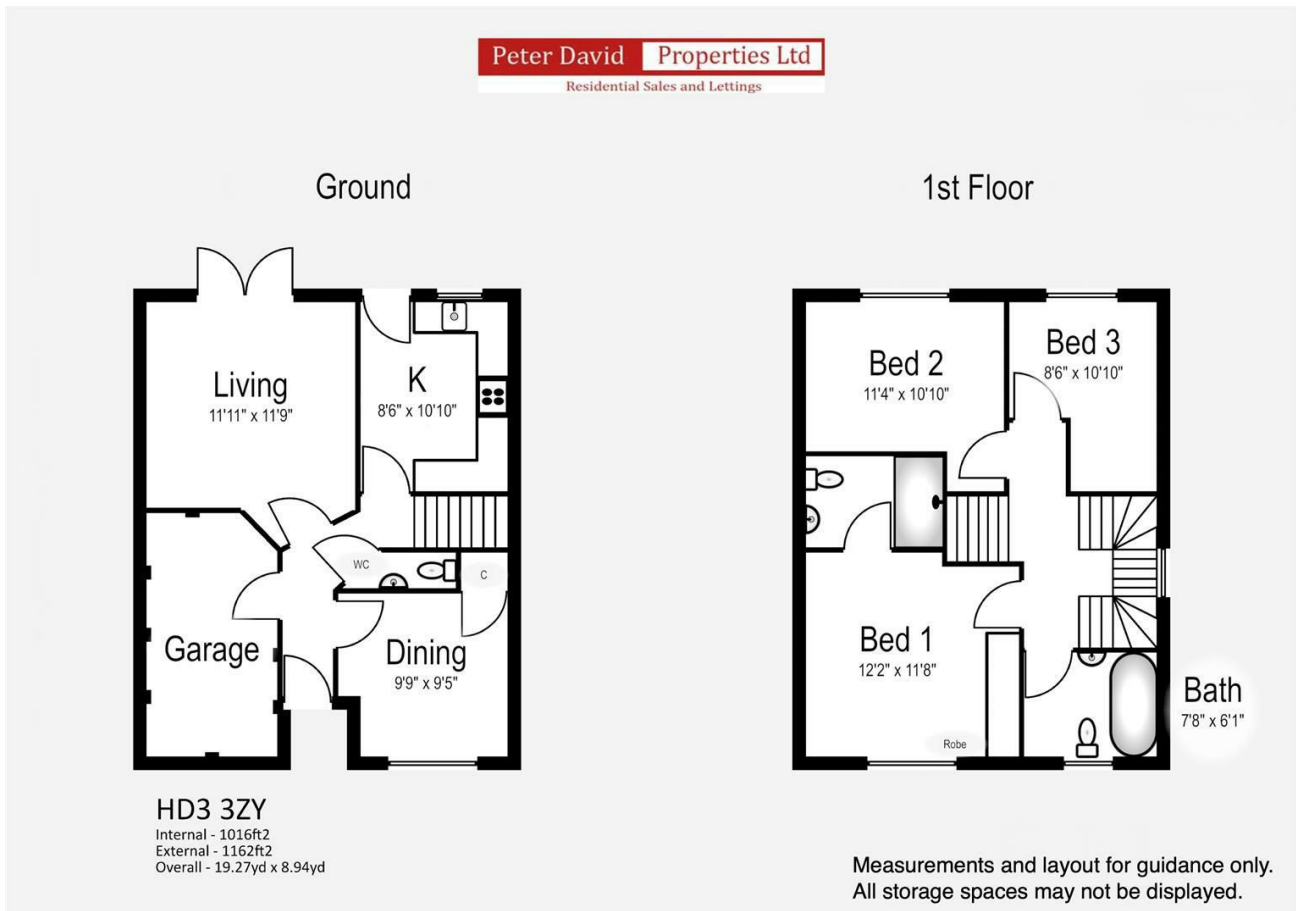
## Hybrid Map



## Terrain Map



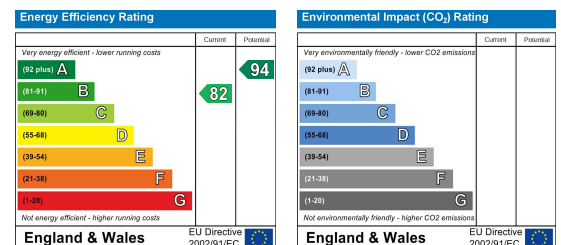
## Floor Plan



## 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

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk