Peter David Properties Ltd

Residential Sales and Lettings

65 Tennyson Avenue

Lindley, Huddersfield, HD3 3ZG

Offers in the region of £300,000

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Ground floor -

Entrance Hallway
Enter the property through a composite front door into a light and spacious entrance hallway, which provides access to the living room, kitchen/diner, WC and there are also stairs rising to the first floor accommodation. A grey carpet flows throughout and there is a useful storage cupboard under the stairs.

Living Room
A well appointed living room featuring a dual aspect with PVCu windows to both the front and rear offering plenty of natural light. A grey carpet flows throughout.

WC
A useful, ground floor WC with a corner wash basin and tile effect vinyl flooring.

Kitchen/Diner
A well equipped kitchen/diner with grey gloss matching wall and base units, laminate work tops and a black, glass splash-back to the back of the hob. Integrated appliances comprise; a gas hob, an extractor fan, an electric oven, a microwave, a fridge/freezer and a washing machine. There is a composite sink and drainer in front of the PVCu window overlooking the front garden. Tile effect vinyl flooring flows throughout and there is ample space for a dining table. Double PVCu doors lead out to the rear garden.

First floor -

Landing
A light and spacious landing providing access to all bedrooms and the house bathroom. There is a light grey carpet which flows throughout the first floor accommodation and a PVCu window is positioned up the stairs to the front elevation.

Master Bedroom
An immaculately presented master bedroom featuring a fitted wardrobe with glass sliding doors. There is a PVCu window to the rear elevation and access to the en-suite shower room.

En-suite
A partially tiled en-suite shower room with a WC, hand basin and a large shower cubicle. There is a PVCu privacy window to the front aspect and a mirrored cabinet to the wall. Tile effect vinyl flows throughout.

Bedroom Two
A double bedroom with a PVCu window to the front aspect and a fitted wardrobe with glass sliding doors.

Bedroom Three
A third double bedroom with a PVCu window to the rear aspect and a built-in storage cupboard with shelves.

House Bathroom
A half tiled house bathroom with a WC, wash basin and bath with a shower attachment. There is tile effect vinyl flooring and a PVCu privacy window to the front.

Garage
A single, attached garage with an up-and-over door with light and power.

Exterior
To the front of the property there is a lawn and a tarmac driveway with parking for two cars, leading to a single attached garage. To the rear of the property there is an attractive enclosed garden with a patio

area, a pleasant lawn and an additional seating area, perfect for relaxing in or entertaining guests.

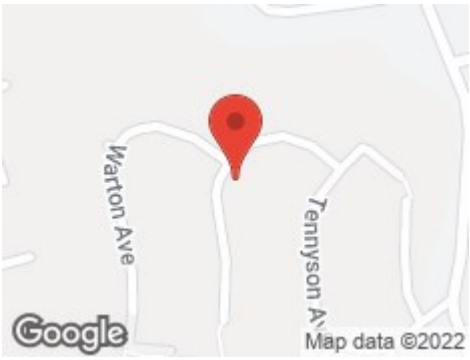
Mortgages

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.

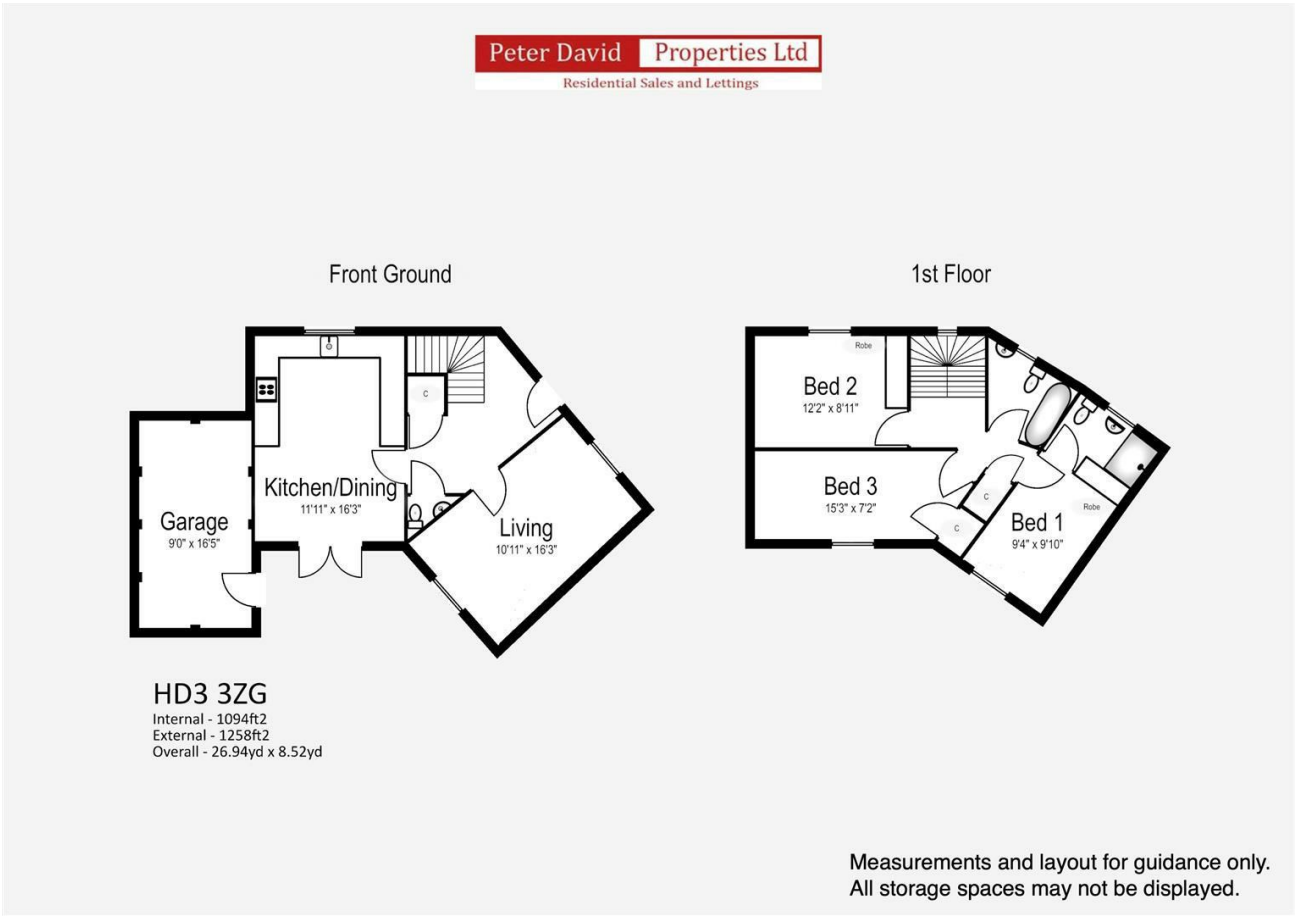
Road Map



Hybrid Map

Terrain Map

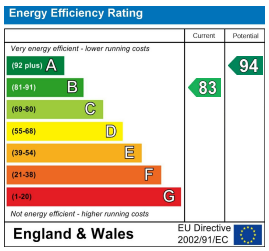
Floor Plan

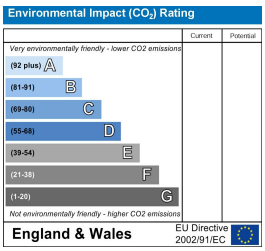


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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