Peter David Properties Ltd

Residential Sales and Lettings

57 Mount Avenue

Mount, Huddersfield, HD3 3XS

Offers over £250,000

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Entrance Hallway
Enter this deceptively spacious property via a PVCu door with glass side panel and a further PVCu window into the hallway. A neutral carpet flows up the stairs and throughout the first floor. Providing access to the living room.

Living Room
A spacious living room with a modern wall-mounted electric flame fire. A PVCu bay window to the front aspect provides plenty of natural light. Wood folding doors provides access to the kitchen diner.

Kitchen/Diner
This kitchen diner is set to the rear of the property. The kitchen has vinyl flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a gas hob, an extractor and a dishwasher. There are three free standing spaces for appliances, one with plumbing for a washing machines. A 1.5 stainless steel sink and drainer sits under a PVCu window overlooking the rear garden. Benefiting from a useful storage cupboard. The dining area has a grey carpet and ample space for a family dining table. PVCu patio doors lead into the conservatory.

Conservatory
This useful conservatory sits to the rear of the property and overlooks the rear garden.

Landing
A landing with a feature tall PVCu privacy window to the side. Access to all bedrooms, house bathroom and partially boarded loft with ladder and lighting.

Bedroom One
A spacious double bedroom with fitted wardrobes across one wall. A PVCu bay window to front elevation.

Bedroom Two
To the rear is a further second double bedroom with two storage cupboards and fitted drawers. PVCu window to rear elevation.

Bedroom Three
A single bedroom with PVCu window to front elevation.

House Bathroom
A modern fully tiled bathroom with vinyl flooring. Comprising of WC, a wash basin with vanity unit, a bath and a corner shower with glass door and glass panel. Benefiting from a chrome towel rail and twin PVCu privacy windows to side elevation.

Exterior
To the rear of the property there is private and enclosed garden with two lawns, herbaceous borders and gravelled areas. To the front is a large block paved driveway (parking for four cars) leading to a single detached garage with an up and over door, electrics and lighting.

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

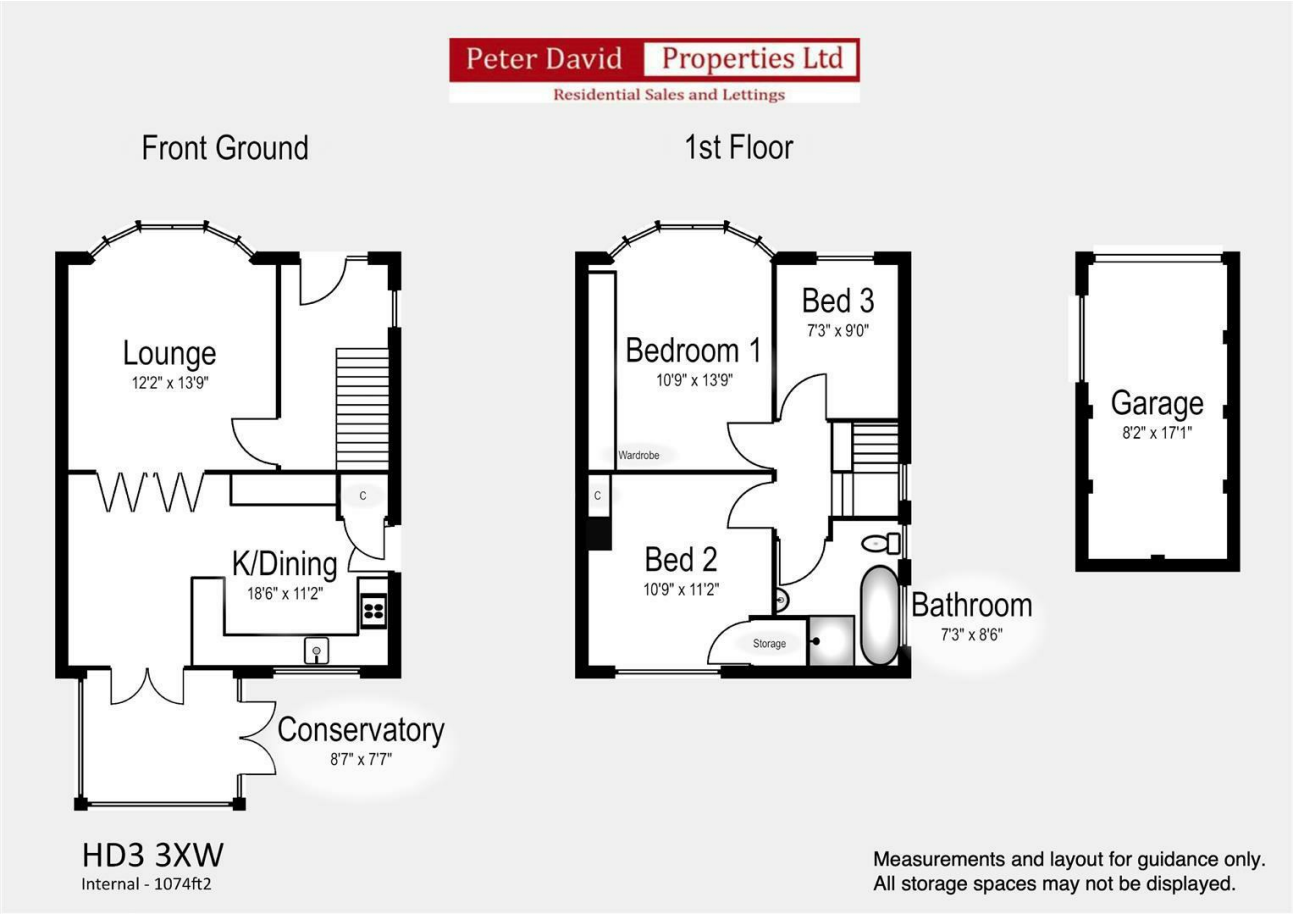
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

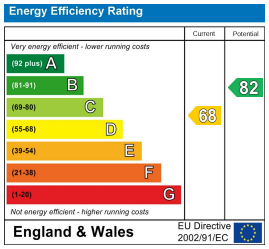
Floor Plan

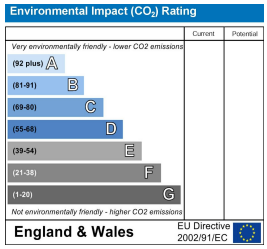


Viewing

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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