

Peter David

Properties Ltd

Residential Sales and Lettings



32 Cadogan Avenue

Huddersfield, HD3 3HY

Price guide £124,950



32 Cadogan Avenue

Huddersfield, HD3 3HY

Price guide £124,950



Entrance Porch

3'6 x 4 (1.07m x 1.22m)

External wood door.

Living Room

13'7 x 12'7 (4.14m x 3.84m)

A spacious living room with a window to the front aspect.

Kitchen

7' x 12'05 (2.13m x 3.78m)

A light and modern kitchen with cream gloss matching wall and case units. With Oak engineered flooring this kitchen is finished to a high standard and comprises: an inset stainless steel sink and drainer, an integrated fridge, a washing machine, an electric oven, a gas hob and an extractor fan. It also benefits from a pantry providing extra storage or space for freezer. Window to the rear.

Conservatory

9'2 x 8'1 (2.79m x 2.46m)

Leading off the kitchen this Aluminium built conservatory is an ideal space for dining or relaxing. Its glass roof creates a lovely light space overlooking the rear garden.

Master Bedroom

9'2 x 8'01 (2.79m x 2.46m)

A large double bedroom with a window to the front elevation.

Bedroom Two

10'03 x 6'11 (3.12m x 2.11m)

A good sized second bedroom with a window to the rear elevation.

Bathroom

5'01 x 4'06 (1.55m x 1.37m)

A fully tiled bathroom with a three piece suite, comprising: a WC, a hand basin and a bath overhead shower. There is also a heated chrome towel radiator. With a window to the rear elevation.

Exterior

To the front of the property is patio area and permit parking. To the rear is a low maintenance garden area.

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

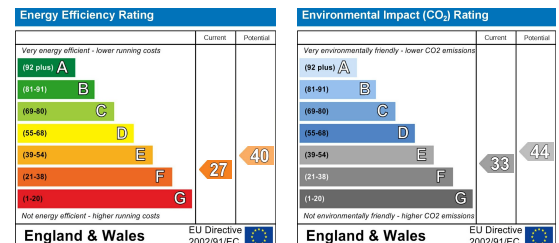


Floor Plan

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