

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 12 Highcliffe Avenue

Cowcliffe, Huddersfield, HD2 2NS

Offers in the region of £237,000



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## Entrance Hallway

Enter the property through a solid wood door into an L-shaped hallway, benefiting from a large storage cupboard/cloakroom. Providing access to the living room/third bedroom, kitchen and second reception/family room. Stairs rise up to the first floor accommodation.

## Kitchen

An impressive modern kitchen with high gloss matching wall and base units, tiled splash-backs and laminate work surfaces. Comprising: an electric double oven, a five ring gas hob, an extractor, a fridge/freezer, a dishwasher and stainless steel sink and drainer. Featuring vinyl flooring and PVCu window to the side aspect.

## Living Room

This original dual aspect living room is situated at the front of the property and could be utilised as a third bedroom if required. Featuring a gas fire with marble surround and a large PVCu bay window to the front aspect overlooking the garden. PVCu window to side aspect.

## Lounge/Dining room

This large extended family/living/dining room features engineered oak wood flooring and allows an abundance of natural light through two PVCu windows to the rear, two Velux windows and french doors which lead into the rear garden. There is ample space for a dining table and lounge area. Access to the integral single garage.

## Landing

A split level landing with PVCu window to side elevation, access to bedrooms and bathroom. Also benefiting from a large under eaves storage cupboard.

## Bedroom One

A double bedroom with bespoke fitted wardrobes and feature beam. Additionally there is large under eaves storage. PVCu window to front elevation.

## En-Suite

A modern fully tiled en-suite bathroom comprising: double walk in shower cubicle, WC, and hand basin. Benefiting from ceramic non-slip tiled flooring and privacy PVCu window to side elevation.

## Bedroom Two

A second double bedroom with bespoke wardrobes and feature beam also benefiting from further under eaves storage. PVCu window to rear elevation.

## House Bathroom

A partially tiled house bathroom comprising: WC, hand basin and bath. Benefiting from a Velux window and ceramic tiled flooring. Access to the loft.

## Exterior

Externally the property boasts a south facing private and enclosed garden to the rear with a patio, a grassed area and an abundance of mature shrubs. An ideal space for entertaining or a keen gardener!

To the front there is an additional garden with a grassed area and mature shrubs. There is a large driveway leading up to a single garage (with parking for up to 4 cars).

## 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

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## Road Map



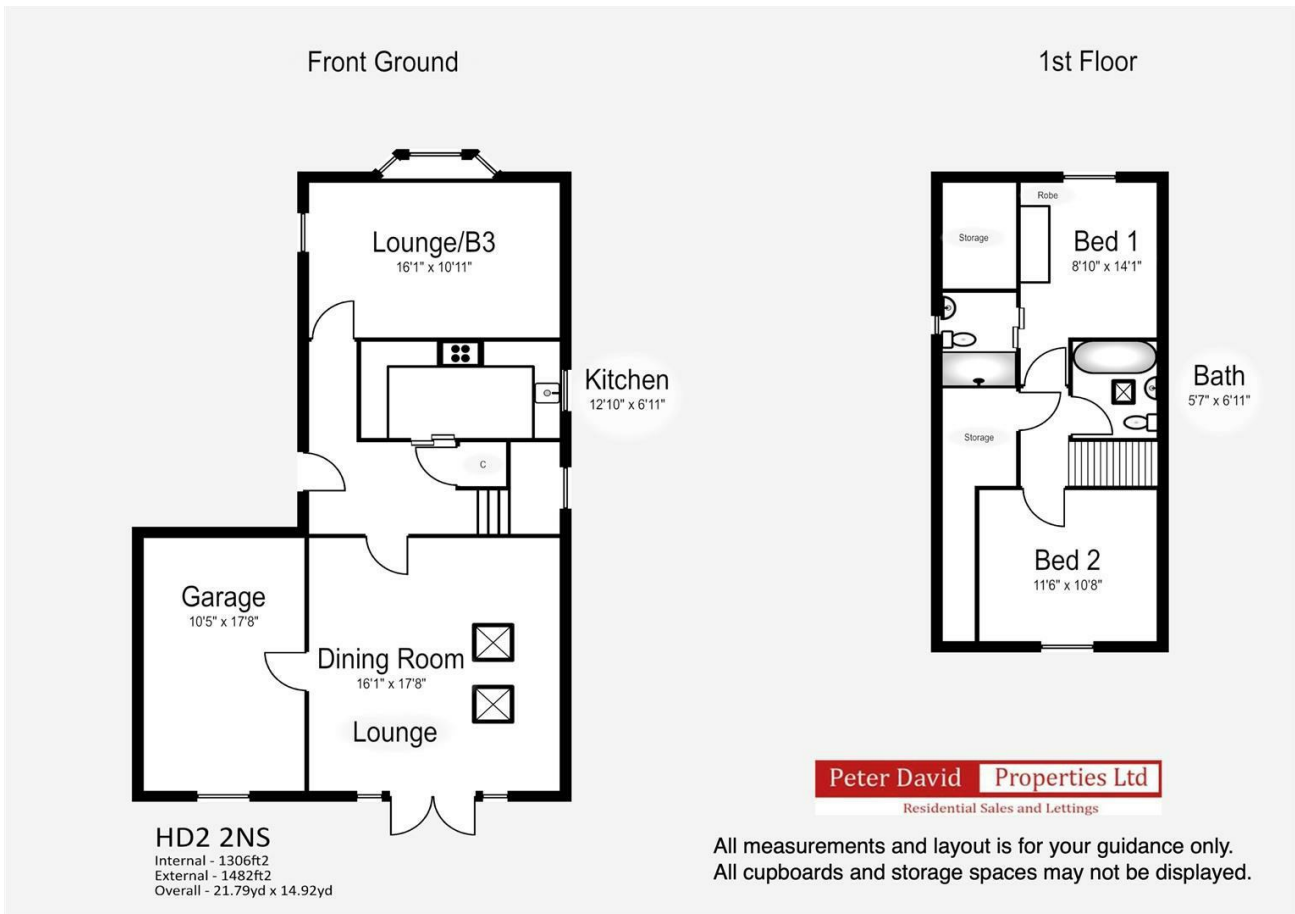
## Hybrid Map



## Terrain Map



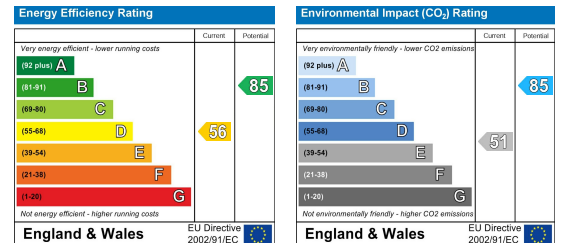
## Floor Plan



## 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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