

Peter David

Properties Ltd

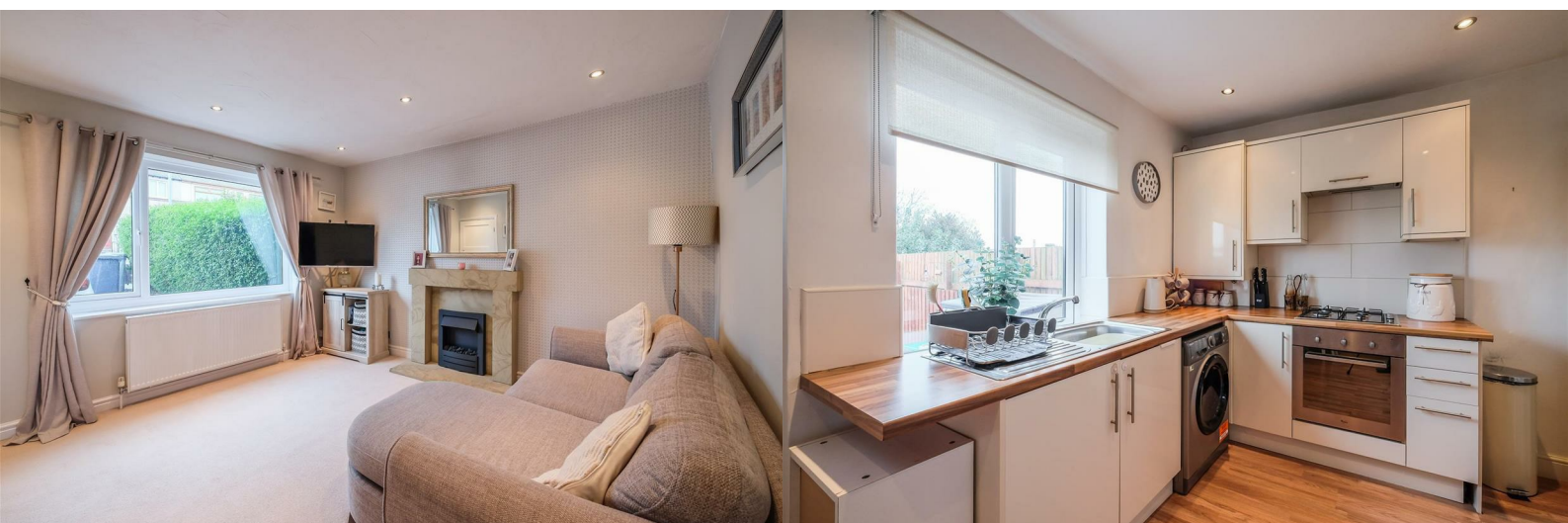
Residential Sales and Lettings



16 Lindley Avenue

Birchencliffe, Huddersfield, HD3 3QU

Offers in the region of £165,000



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Ground Floor -

Entrance Hallway

Enter the property via a PVCu front door into the entrance hallway adorned with tiled flooring. The hallway provides access to the living room and stairs rise to the first floor accommodation.

Living Room

A well-appointed living room featuring a stone fireplace and hearth housing a electric fire. The room benefits from a cream carpet and a PVCu window to the front aspect allowing plenty of natural light to flow through.

Kitchen/Dining Room

This kitchen boasts cream gloss wall and base units, tiled splash-backs, a laminate wood effect work surface and a sunken stainless steel sink and drainer. Integrated appliances comprise of electric oven, a gas hob, and an extractor fan. There are two freestanding spaces for appliances one of which has plumbing for a washing machine and ample space for a dining table. There is also useful walk in pantry providing valuable additional storage! Finished off with wood effect laminate flooring this kitchen can truly only be appreciated upon internal viewing! Additionally, there are two PVCu windows to the rear that provide plenty of natural light.

First Floor -

Landing

Access to all bedrooms and the house bathroom. There is also a loft hatch with a ladder giving access to the loft (not boarded).

Bedroom One

A generously sized master bedroom set to the front of the property with a neutral carpet and a PVCu window.

Bedroom Two

A second double bedroom with a neutral carpet and a PVCu window providing splendid views over the garden and the surrounding fields.

Bedroom Three

A single bedroom with a neutral carpet and a PVCu window to the rear elevation.

House Bathroom

A fully tiled house bathroom with tiled flooring comprising of a WC, a wash basin set in a white gloss vanity unit, a chrome towel rail, a bath and a overhead shower with a glass screen. There is also a PVCu privacy window to the front elevation.

Exterior

Externally, the property features a concrete driveway accommodating one car and complemented by a paved pathway leading to the front door. The rear of the property boasts a tiered garden, comprising of a paved patio area and an artificial lawn. The garden is fully enclosed offering a private retreat with splendid views!

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.

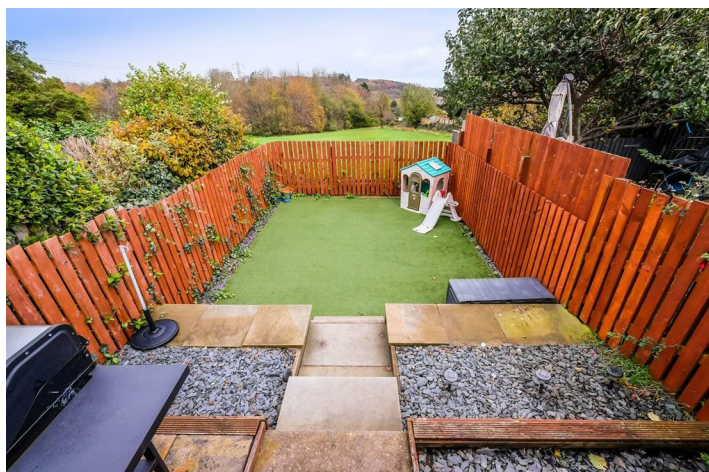
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



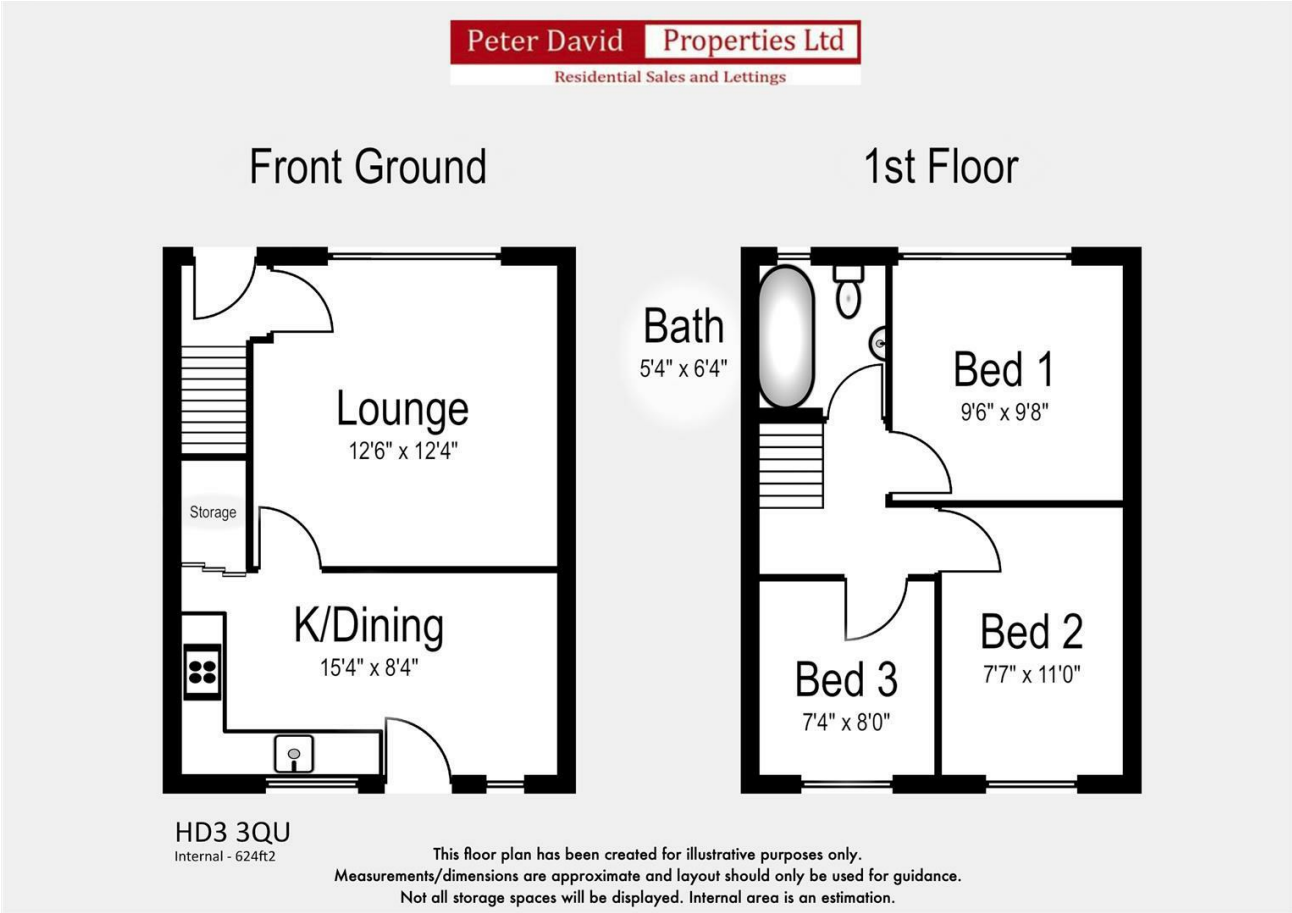
Hybrid Map



Terrain Map



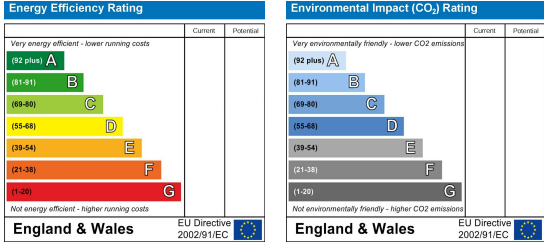
Floor Plan



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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