

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 28 Austin Close

Lindley, Huddersfield, HD3 3ZQ

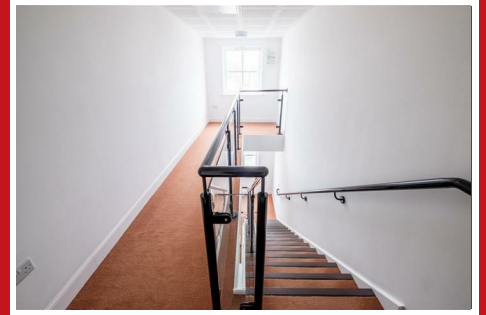
Offers in the region of £135,000



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## Hallway

This entrance hallway provides access to all rooms and also features a loft hatch. There is a useful storage cupboard and a neutral carpet flows throughout.

## Kitchen

A well equipped kitchen with hi-gloss matching wall and base units, laminate work tops and a stainless steel sink and drainer. Integrated appliances comprise; a gas hob, an electric oven, an extractor fan, a fridge/freezer and a washer dryer. There is a PVCu privacy window to the side aspect.

## Living Room

A spacious living room with two, large PVCu windows allowing plenty of natural light. The room offers ample space for living room furniture as well as a dining area.

## House bathroom

A modern, partially tiled bathroom comprising of a WC, hand basin and bath with overhead shower and glass screen. Featuring a fitted wall unit with a mirror, a chrome towel rail and laminate flooring.

## Master bedroom

A well appointed master bedroom with a PVCu window to the rear and floor to ceiling wardrobes with sliding glass doors providing useful storage space.

## En-suite

A modern, luxurious, partially tiled en-suite comprising a WC, hand basin and a double walk-in shower with glass screen. Additionally there is a chrome towel rail and laminate flooring.

## Bedroom Two

A second double bedroom with a PVCu window to the rear.

## Exterior

Externally there are communal gardens to the rear and an allocated parking space to the front of the property.

## 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

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## Road Map



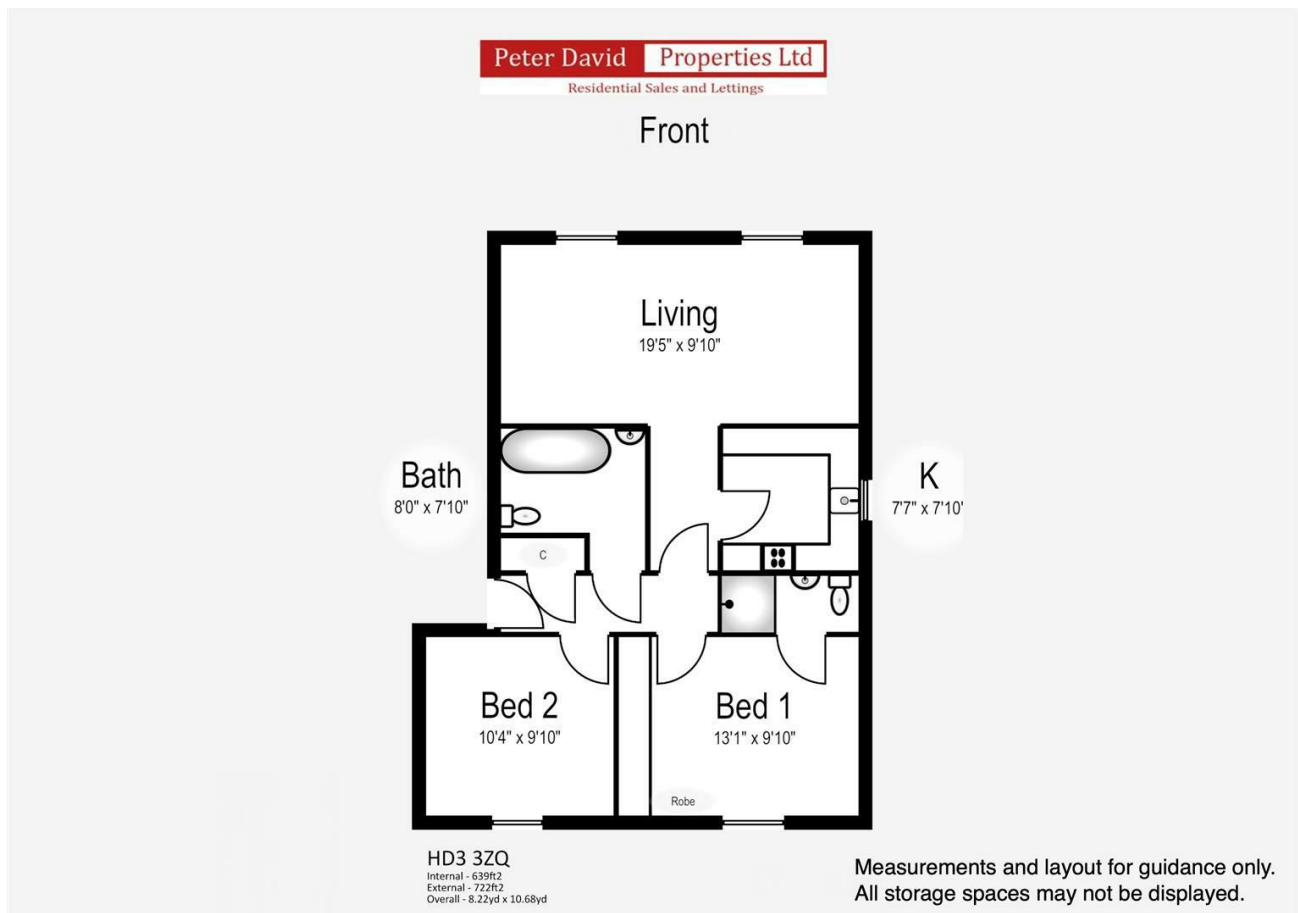
## Hybrid Map



## Terrain Map



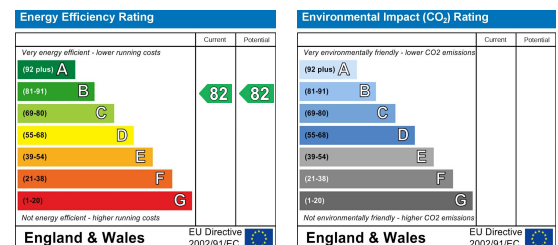
## Floor Plan



## 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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