

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 73 Tennyson Avenue

, Huddersfield, HD3 3ZG

Price guide £209,000



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## Entrance Hallway

Enter through a composite door into this modern entrance hallway with stairs rising to the first floor and PVCu double glazed window to side.

## Living Room

A PVCu double glazed window to the front, carpeted and a useful under stairs storage cupboard.

## Kitchen Diner

Enter this light and superb modern kitchen diner with high gloss cashmere matching wall and base units and grey granite effect worktops. Comprising, gas hob, oven and extractor fan, dishwasher, fridge freezer and stainless steel sink and drainer. Grey tiled effect flooring and French doors which lead out to the rear garden. PVCu double glazed window to rear.

## WC

Comprising of a WC, hand basin with grey tiled effect flooring flowing through from the kitchen. PVCu double glazed window to side.

## Landing

A useful storage cupboard with shelving and PVCu double glazed window to side elevation. A modern grey carpet flows up the stairs to the landing and throughout all three bedrooms.

## Master Bedroom

A double bedroom with built in storage cupboard and PVCu double glazed window to front elevation.

## En-suite

## Bedroom Two

A double bedroom with PVCu double glazed window to rear elevation.

## Bedroom Three

A single bedroom with in-built wardrobes with glass sliding doors and PVCu double glazed window to rear elevation.

## House Bathroom

A partially tiled house bathroom with three piece suite comprising of WC, hand basin and bath.

## Exterior

To the front there is a lawned garden, pathway to the entrance and driveway leading to a single garage, to the rear a surprisingly generous enclosed lawned garden.

## 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



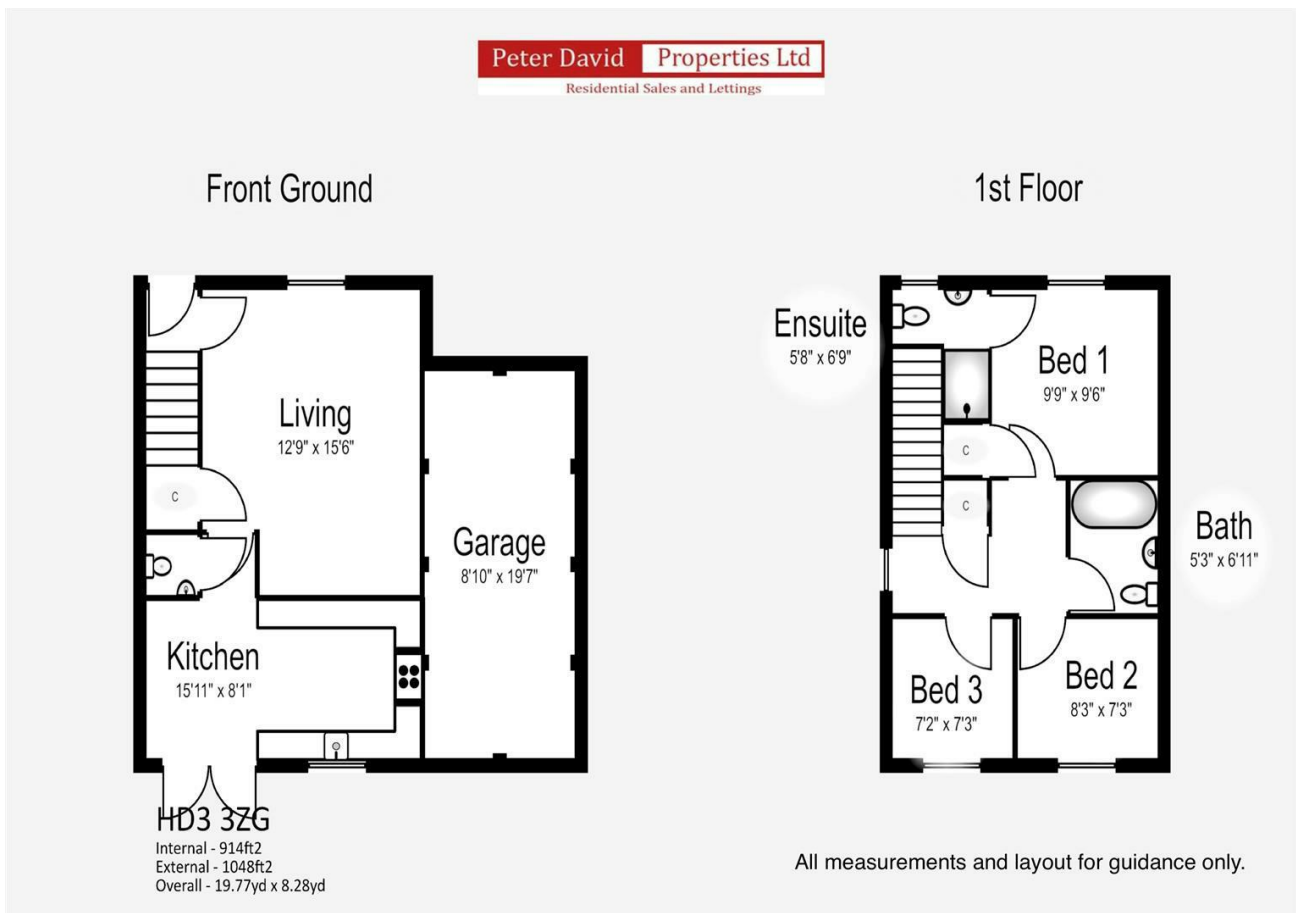
## Hybrid Map



## Terrain Map



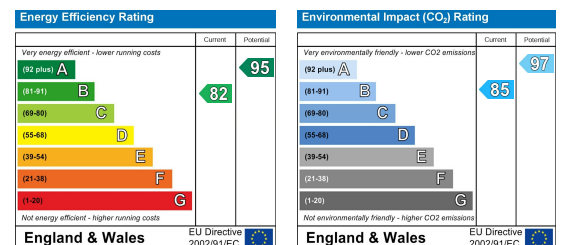
## Floor Plan



## 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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