Peter David Properties Ltd

Residential Sales and Lettings

1 Wyvern Avenue

Marsh, Huddersfield, HD3 4BH

Offers over £190,000

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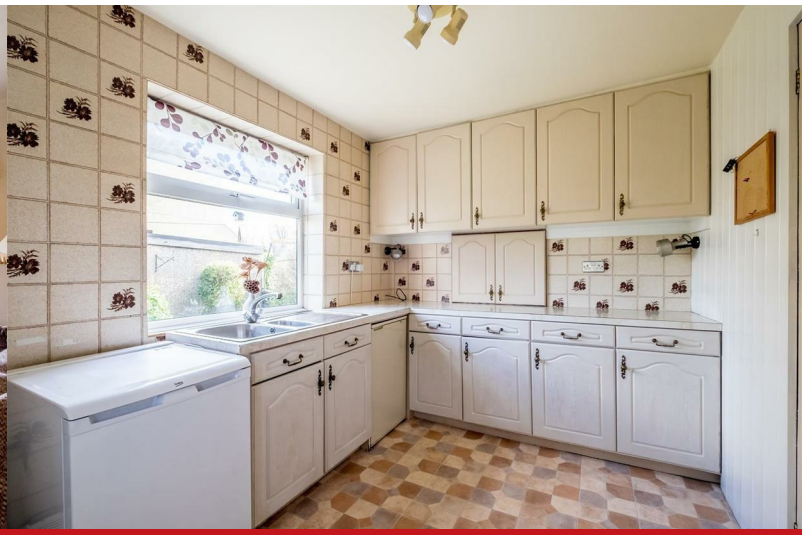

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Entrance Hallway
Enter the property via a PVCu front door with glass side panel into a spacious and light entrance hallway providing access to the kitchen, lounge and with stairs rising to the first floor. There is also a useful under stairs storage cupboard.

Kitchen
Set at the rear of the property is this kitchen with wood effect matching wall and base units, laminate worktops and tiled splash backs. There is a PVCu window to the rear aspect and a PVCu door to the side. Included in the kitchen is an under counter fridge and freezer, space for an additional free-standing appliance and a storage cupboard. There is a stainless steel sink and drainer and a traditional serving hatch to the dining room.

Living/Dining
A spacious through living room and dining area offering a dual aspect with a privacy window to the rear and a PVCu window to the front. A brand new remote controlled gas fire sat on a marble hearth with a wood surround provides an attractive focal point.

Landing
Providing access to the three bedrooms and the house bathroom. There is a PVCu window to the side elevation.

Bedroom One
A spacious double bedroom with fitted wardrobes across one wall and a PVCu window to the front elevation.

Bedroom Two
A second double bedroom with fitted wardrobes and a PVCu window to the side aspect.

Bedroom Three
A single bedroom with fitted wardrobes and a PVCu window to the front.

House Bathroom
A newly fitted, fully tiled shower room with a WC, a wash basin set over a vanity unit and a large walk-in shower. There is a chrome towel rail and a PVCu privacy window to the side aspect.

External
Externally the property benefits from a rose garden to the front and to the side there is a paved and graveled area with mature trees and shrubs. There is potential to extend the property to the side SSTP. The rear garden features mature trees and shrubs with a patio area and artificial grass. A driveway with parking for two cars leads to a single, detached garage.

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.

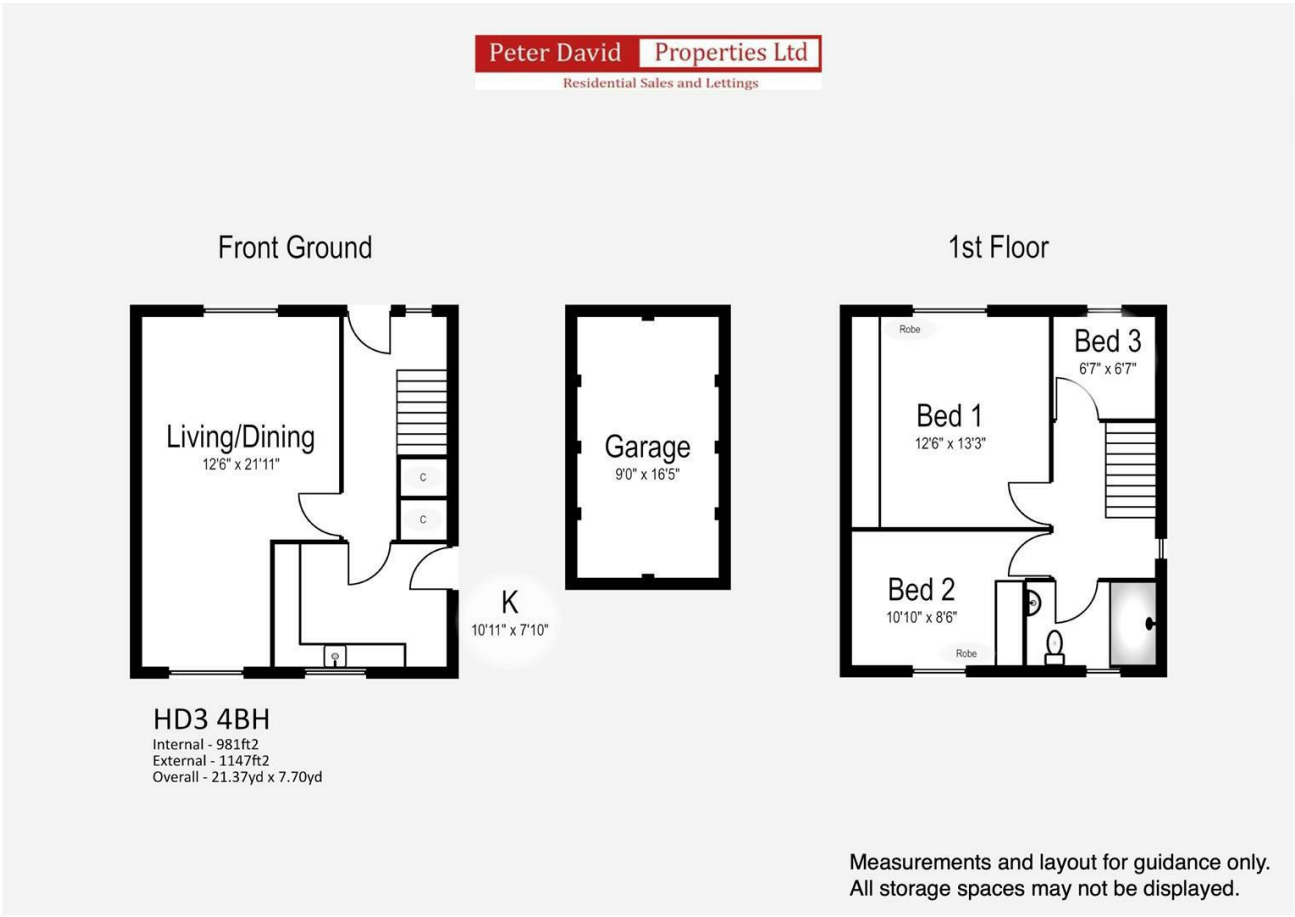
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

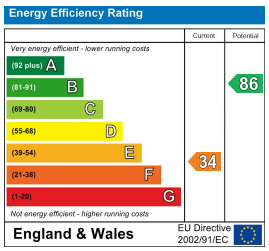
Floor Plan

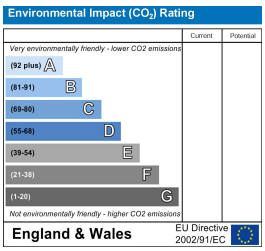


Viewing

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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