Peter David Properties Ltd

Residential Sales and Lettings

13 Cadogan Avenue

Lindley, Huddersfield, HD3 3HY

Offers in the region of £142,500

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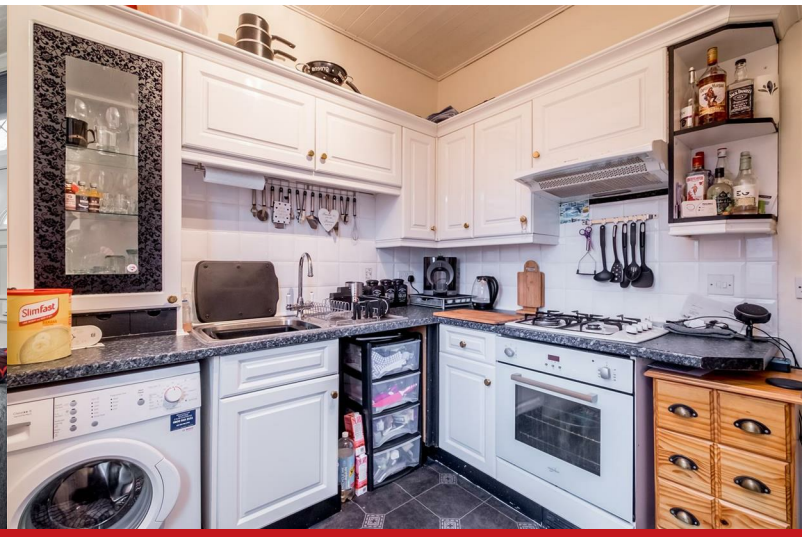

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Living Room
Enter the property via a PVCu door into this spacious living room with varnished original floorboards and a PVCu window to the front aspect. There is a gas stove set on a tiled hearth and an internal door leads into the kitchen.

Kitchen
Set at the rear of the property with a PVCu window and PVCu door leading to the rear garden, the kitchen benefits from white wooden matching wall and base units, laminate worktops and tiled splash backs. Integrated appliances comprise; a gas hob, an oven, an extractor fan and there is also plumbing for a washing machine and space for two additional appliances including a fridge/freezer. Vinyl flooring flows throughout and an open staircase leads to the first floor. The kitchen also provides access to the cellar, which offers useful storage space.

Landing
A split level landing providing access to both bedrooms and with steps leading up to the bathroom. A neutral carpet flows throughout and there is also loft access to the ceiling.

Bedroom One
A double bedroom with a PVCu window to the front aspect and built in wardrobes to the alcove. There is also an attractive cast iron fire place and a neutral carpet.

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

Bathroom
A fully tiled bathroom with a WC, a wash basin and a bath with overhead electric shower. There is a PVCu privacy window to the rear elevation and a mirrored wall cabinet.

Exterior
Externally the property benefits from a paved and stone garden to the front. To the rear of the property is an enclosed garden with a pleasant decked area and to the bottom of the garden there are slate chippings and a garden shed. There is also gated access to the rear.

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

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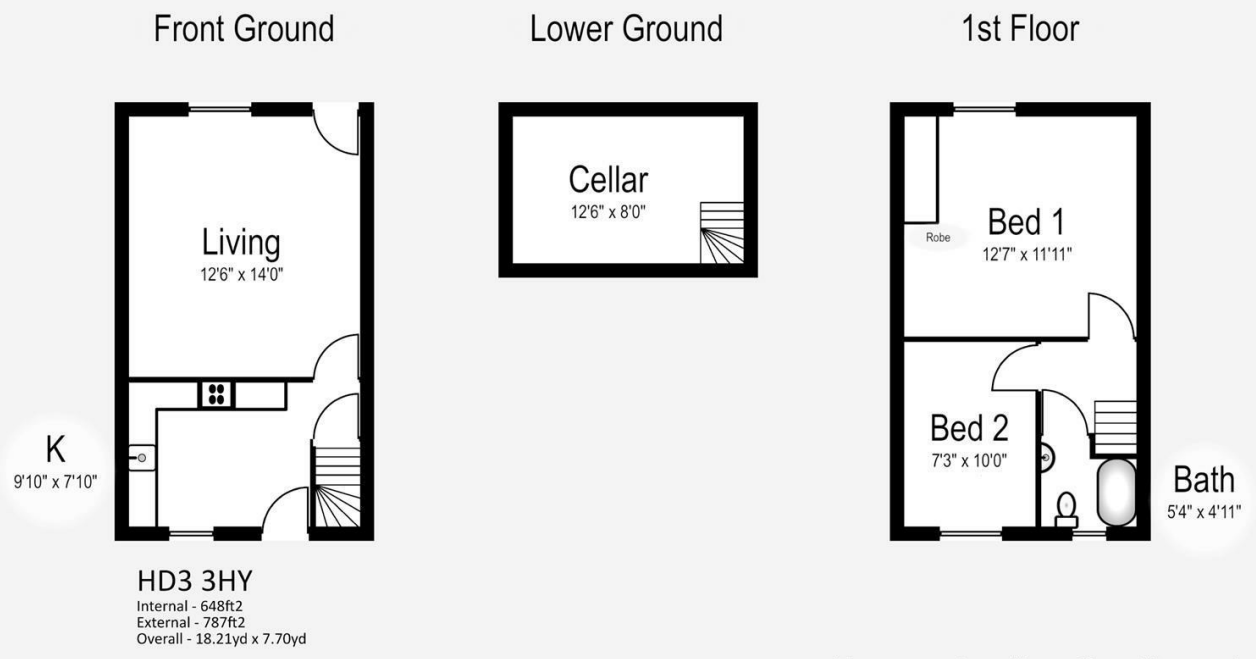


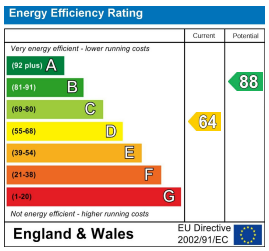
HD3 3HY
Internal - 648ft2
External - 787ft2
Overall - 18.21yd x 7.70yd

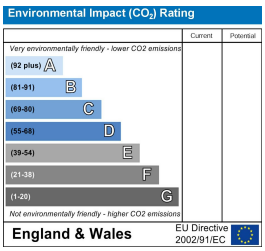
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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