Peter David Properties Ltd

Residential Sales and Lettings

14 Hunston Avenue

Quarmby, Huddersfield, HD3 4YZ

Offers in the region of £300,000

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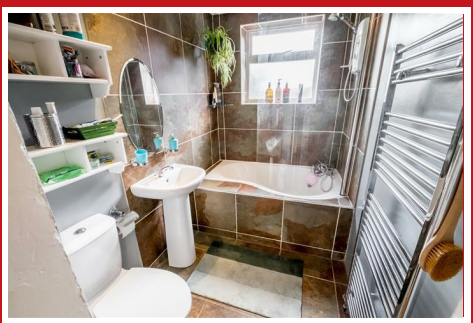


Ground floor -

Entrance Hallway
Enter the property via a PVCu front door with glass panels into a spacious hallway providing access to the ground floor WC and dining room. Laminate flooring flows throughout the ground floor.

WC
Comprising a WC and wash basin set in a vanity cupboard with a tiled splash back. There is a frosted PVCu window to the side aspect and a fitted cabinet to the wall.

Dining Room
A well appointed dining room with two PVCu windows to the rear aspect offering plenty of natural light. The room provides access to both the utility room and kitchen.

Utility Room
A useful utility space with cream matching wall and base units, laminate work tops and tiled splash backs. There is plumbing for a washing machine and a stainless steel sink a drainer. Two PVCu windows are located to the side and rear and there is a PVCu door providing access to the side of the property to access the garage and rear garden.

Kitchen/diner
A well presented kitchen/diner with cream wooden matching wall and base units, laminate worktops and glass splash backs. Integrated appliances include a dual oven, a five-ring gas hob, an extractor fan and a dishwasher. A freestanding American Style fridge freezer is also included. There is a ceramic sink and drainer with filter tap integrated in the island, which also features a wrap around table with stools providing a pleasant dining space. PVCu double doors lead out into the rear garden and there are stone tiles to the chimney breast creating a contemporary feature.

Living Room
A spacious living room with a PVCu bay window to the front aspect and shelving to the alcove. There is a stone tiled chimney breast with an inset gas stove offering an attractive focal point.

Hallway
A hallway to the front with a PVCu door with glass panels providing an additional entrance. Carpeted stairs rise to the first floor.

First floor -

Landing
A spacious landing providing access to all bedrooms and the bathroom. A loft hatch opens to a partially boarded loft space.

Bedroom One
A generous double bedroom with a PVCu window to the front aspect and a separate dressing area. A neutral carpet flows throughout.

Bedroom Two
A double bedroom set at the rear of the property with a separate dressing area/landing. There is a PVCu frosted window to the front elevation and a PVCu window to the rear offering plenty of natural light. A nuetral carpet flows throughout.

Bedroom Three
A third double bedroom with a PVCu window to the rear and a built in storage cupboard. Laminate flooring flows throughout.

Bedroom Four
A single bedroom with a PVCu window to the front aspect carpet throughout

Bathroom
This bathroom benefits from a useful dressing area featuring a mirrored wall cabinet and laminate flooring. An opening leads into the main bathroom which is partially tiled and with tiles to the floor. The bathroom comprises; a WC, wash basin and curved bath with overhead electric shower and glass screen. There is a PVCu frosted window to the rear aspect and a chrome towel rail.

Exterior
The size of the exterior to this property has to be seen to be

appreciated. To the rear of the property there is an extremely large and private garden offering many different places to sit and relax. There are various lawned areas, numerous seating areas including a large, raised decked area leading from the kitchen. Beyond the immediate garden is a large vegetable plot with a shed and greenhouse. A well equipped children's playground is located at the bottom of the garden along with an additional decked space and a pathway leads to the outbuilding. To the front of the property there is a tarmac driveway providing off-road parking for up to four car. A larger than average single garage is access via the driveway. The garage has electric, light and an up-and-over door.

Outbuilding

A large wooden outbuilding comprising of an insulated room, currently utilised as a home office which includes mains power and an internet connection. An additional room accessed via the office space and with it's own wooden door is the attached summer house providing extra living space.

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

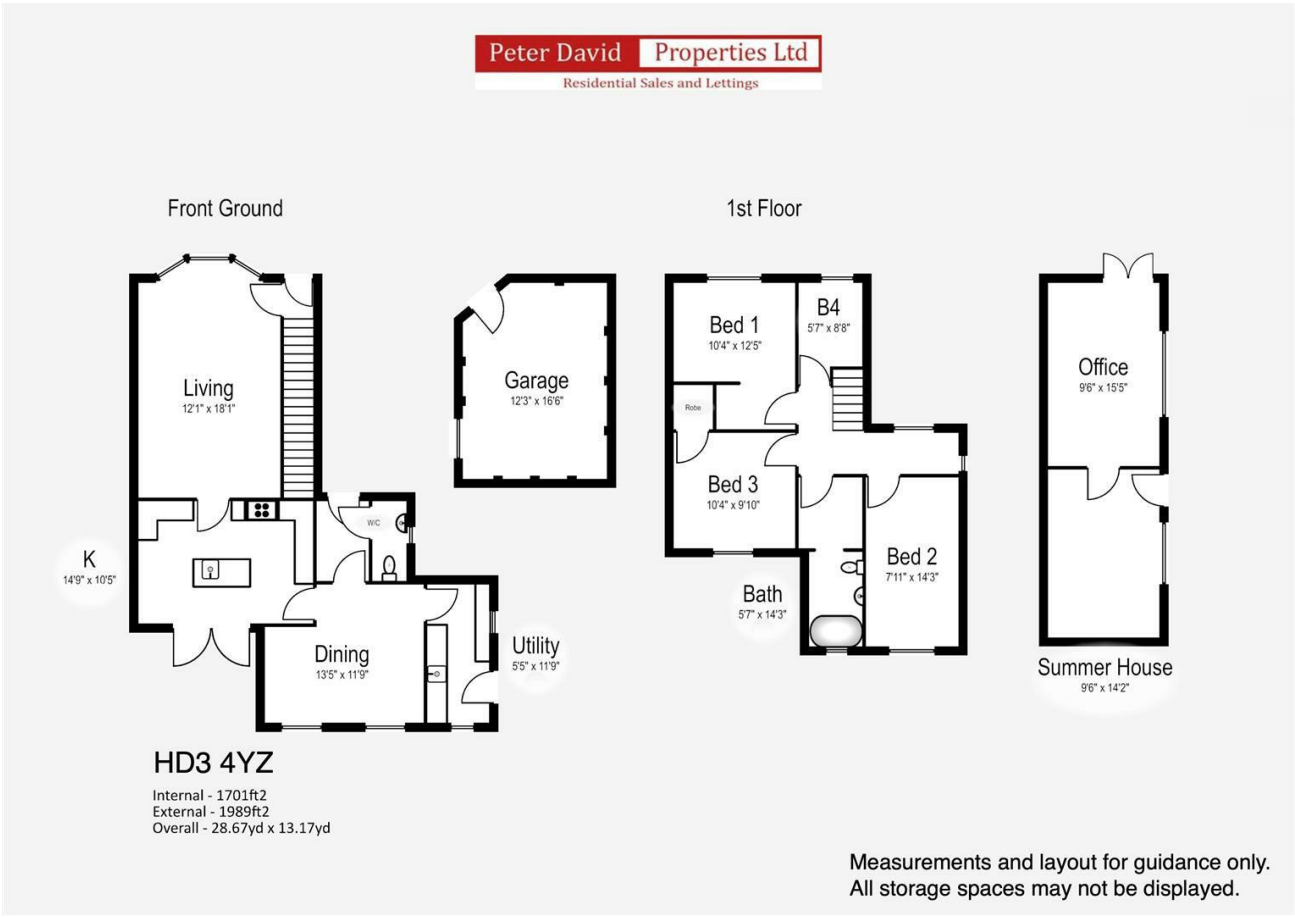
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

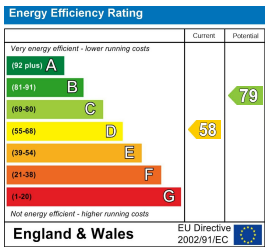
Floor Plan

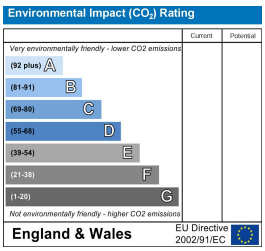


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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