Peter David Properties Ltd

Residential Sales and Lettings

30 Weavers Avenue

Golcar, Huddersfield, HD7 4RR

Offers in the region of £390,000

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Entrance Hallway
Enter this stunning property via a composite door into the hallway with laminate flooring. Benefiting from a useful storage cupboard/cloakroom and an integral door to the garage. Access to the living room and kitchen diner. Carpeted stairs with feature wall panelling rise to the first floor accommodation.

Living Room
To the front of the property is this spacious living room with a neutral carpet. PVCu window to front and PVCu window to side which provides plenty of natural light.

Kitchen/Diner
The hub of the home is this stylish kitchen diner with laminate flooring, cream matching wall and base units, laminate worksurfaces and contemporary lighting. Integrated appliances comprise of: an eye level electric oven, a gas hob with glass splashback, an extractor, a fridge freezer a dishwasher and a 1.5 stainless steel sink and drainer. There is ample space for a family dining table. Benefitting from a large understairs storage cupboard, a PVCu window and PVCu patio doors leading out to the rear garden. Access to the utility and ground floor WC.

Utility
A useful utility with laminate flooring, matching wall and base units, laminate worksurfaces and feature panelled wall. There are two free standing spaces for appliances, one with plumbing for a washing machine. Access to the ground floor WC.

Ground Floor WC
A ground floor WC with feature wall panelling. Comprising of WC and corner wash basin with vanity unit.

Landing
Carpeted stairs with feature wall panelling and a spindle and oak balustrade lead to the landing. Benefiting from a large walk in storage cupboard and PVCu window to front elevation. Access to all rooms.

Master Bedroom
A spacious master bedroom with neutral carpet and benefiting from its own temperature control system. Twin PVCu windows, one to the side and one to the front provide an abundance of light. Access to en-suite/wet room

En-Suite/Wet Room
A luxury fully tiled wet room with tiled flooring and under floor heating. Comprising of: WC, a wash basin with vanity unit, a large walk in rainhead shower with glass panel and benefiting from a chrome towel rail and feature wall mirror.

Bedroom Two
To the rear of the property is a second spacious double bedroom with neutral carpet. PVCu window to rear elevation.

Bedroom Three
A third spacious double bedroom with PVCu window to rear aspect.

Bedroom Four
A fourth double bedroom with feature wall panelling and neutral carpet. PVCu window to front elevation.

House Bathroom
A luxury fully tiled house bathroom with tiled flooring. Comprising of a concealed cistern WC, inset wash basin with vanity unit, a bath with overhead rainhead shower, separate hand held shower attachment and glass screen. PVCu privacy window to rear.

Exterior
To the rear of the property is an Indian stone paved patio area, with steps leading up to a raised lawn . There is an abundance of mature shrubs and herbaceous borders.

Benefiting from outside lighting, an outside tap and power sockets. Access down the side to the front of the property where a tarmac driveway (parking for two cars) leads to a single integral garage with up and over doors and lighting. There is a lawn to the front of the property and outside lighting and power sockets.

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

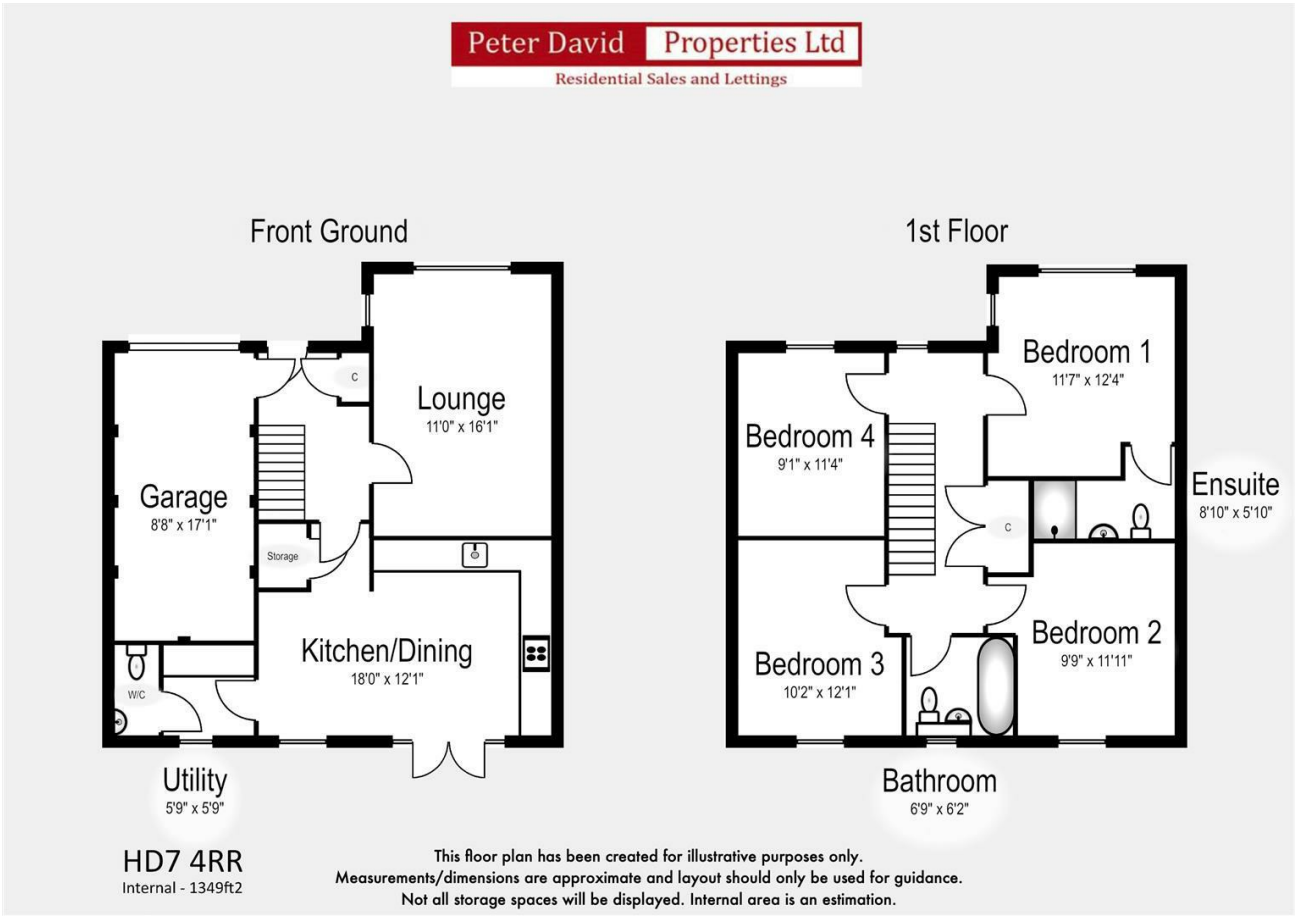
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

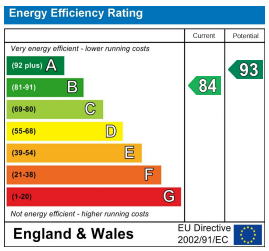
Floor Plan

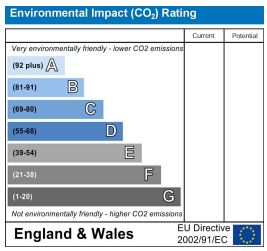


Viewing

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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5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk