Peter David Properties Ltd

Residential Sales and Lettings

# 13 Roman Avenue

Mount, Huddersfield, HD3 3XP

**Offers over £260,000**

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## Offers over £260,000

### Entance Hallway
Access via a PVCu door with leaded glass window to side aspect. Solid oak engineered wood flooring flows through to the living room. Stairs rise to the first floor accommodation with modern oak and glass balustrade. Benefiting from under stairs storage. Access to the kitchen and living room.

### Living Room
A light and airy living room with large PVCu bay window providing plenty of natural light. A modern inset living flame gas fire on a marble hearth with wood surround takes pride of place.

### Kitchen
A fully tiled kitchen with vinyl flooring, white gloss matching wall and base units and laminate work surfaces. Integrated appliances comprise of: a double electric oven, a gas hob, an extractor and a 1.5 stainless steel sink and drainer under a PVCu window overlooking the rear garden. There are two free standing spaces for appliances, one with plumbing for a washing machine and a large storage cupboard. A PVCu door leads out to the side aspect.

### Dining Room/ Second Reception Room
To the rear of the property there is a large extended dining room with laminate flooring. PVCu patio doors and windows lead out to the rear garden.

### Landing
A landing with a neutral carpet and oak and glass balustrade. PVCu window to side elevation. Access to all bedrooms and house bathroom.

### Bedroom One
A large double bedroom with fitted wardrobes. PVCu bay window to front elevation.

### Bedroom Two
A second double bedroom with PVCu window to rear aspect.

### Bedroom Three
A single bedroom with fitted wardrobes and shelving. PVCu window to front elevation.

### House Bathroom
A spacious modern fully tiled bathroom with vinyl flooring. Comprising of: WC, a wash basin, a bath with overhead shower and glass screen. Benefiting from a chrome towel rail and two PVCu privacy windows to side elevation.

### Exterior
To the rear of the property there is a private and enclosed garden with a paved patio area and large lawn with mature trees and shrubs. To the front of the property is a concrete driveway (with parking for two cars) leading to a single detached garage with electrics. There is a small lawn with herbaceous borders.

### 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.

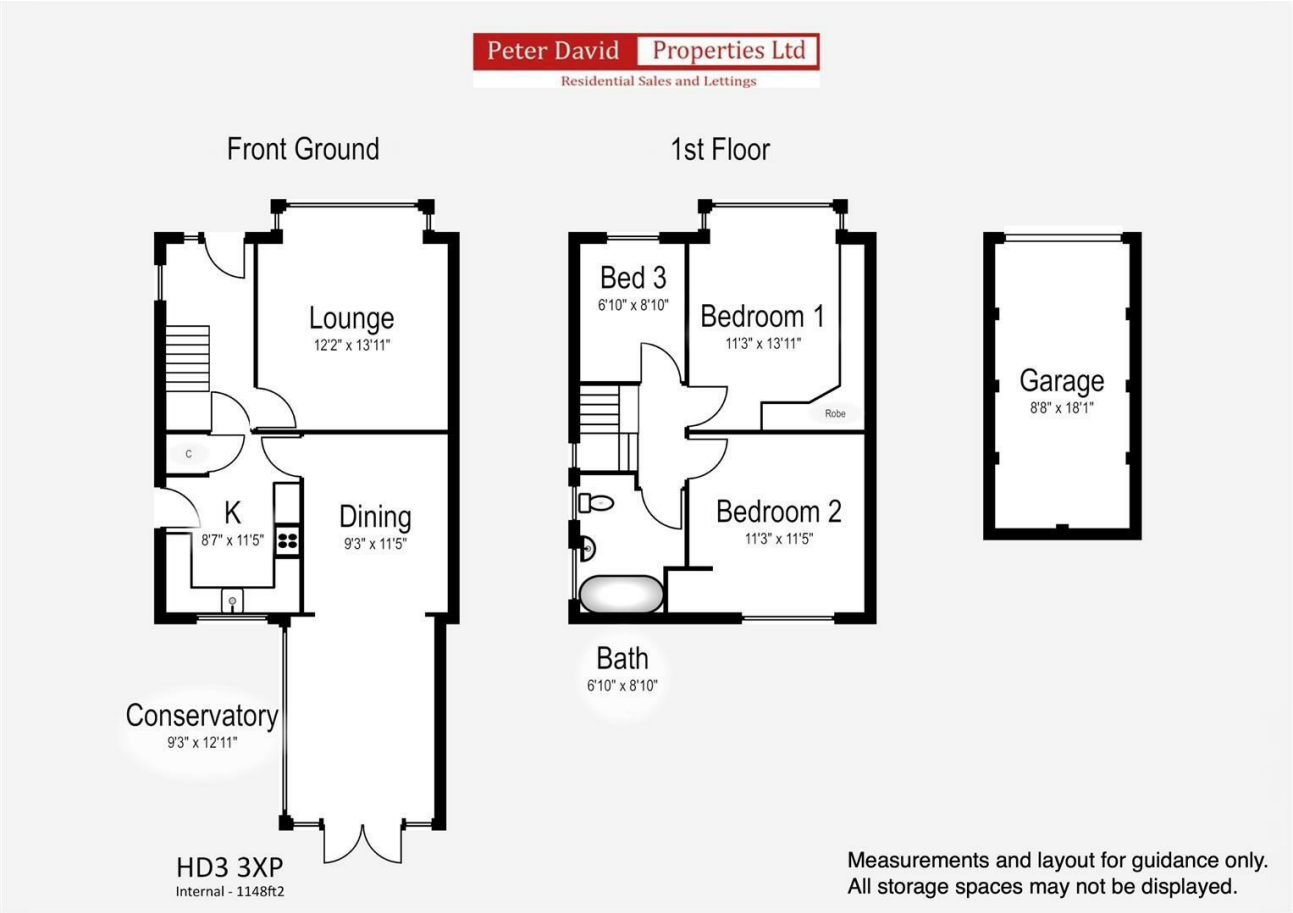
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

## Road Map

## Hybrid Map

## Terrain Map

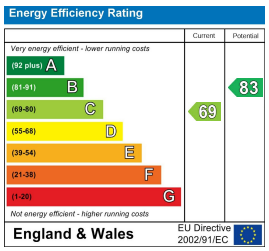
## Floor Plan

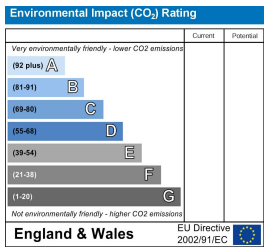



## Viewing

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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