

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 118 Victory Avenue

Paddock, Huddersfield, HD3 4HF

Offers in the region of £109,950



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## Entrance Porch

Enter the property through a PVCu door into the entrance porch, with stairs rising to first floor accommodation.

## Living Room

A generous sized living room featuring a gas fire with marble surround. PVCu window overlooking front aspect.

## Kitchen

The kitchen/diner has wood effect matching wall and base units, tiled splash-backs, laminate work surfaces and linoleum flooring. Comprising: a free-standing electric double oven, a gas hob, extractor and space for two free standing appliances one with plumbing for a washing machine. Also benefiting from a stainless steel sink and drainer, a large pantry and ample space for a dining table. PVCu door and window to rear aspect.

## Landing

Landing with access to all first floor accommodation and loft.

## Master Bedroom

A large double bedroom with PVCu window to front elevation.

## Bedroom Two

A further double bedroom with PVCu window to rear elevation.

## House Bathroom

A partially tiled house bathroom comprising: WC, wash basin and bath with overhead shower. Benefitting from a large storage cupboard and PVCu privacy window to rear elevation.

## Exterior

To the rear of the property there is an enclosed paved yard with a shed and outside WC. To the front there is a block paved drive with iron gates and parking for two cars.

## 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



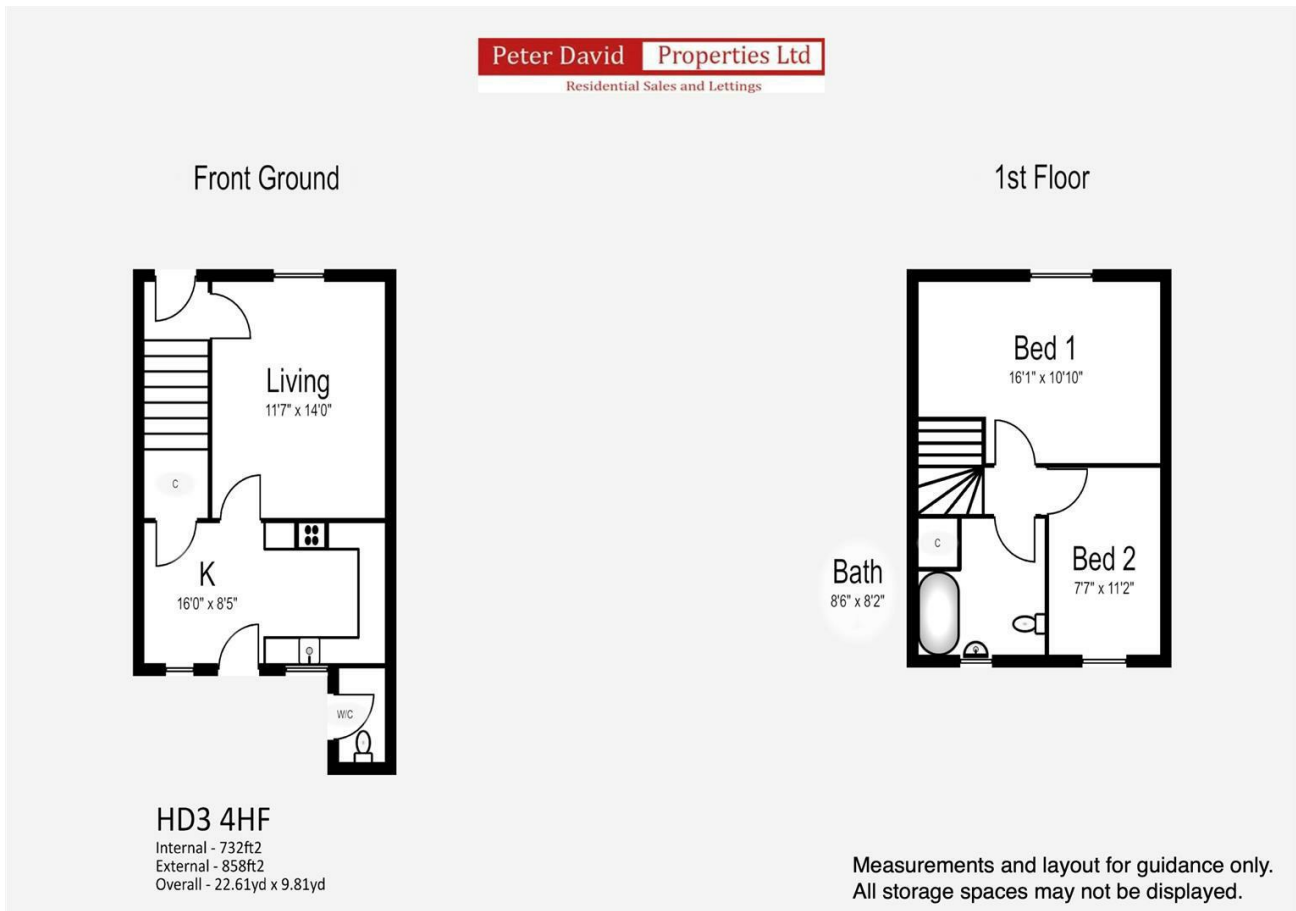
## Hybrid Map



## Terrain Map



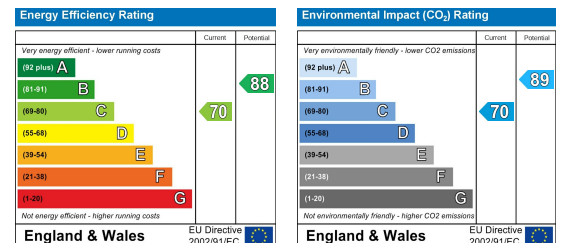
## Floor Plan



## 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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