Peter David Properties Ltd

Residential Sales and Lettings

# 30 Gernhill Avenue

Fixby, Huddersfield, HD2 2HR

**Offers in the region of £325,000**

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### Entrance Hallway
Access via a composite door with glass side panels into this spacious hallway. Access to both bedrooms, bathroom and living room.

### Living Room
A well appointed living room with gas fire on a marble hearth with wood surround. Double glass doors lead through to the dining room. PVCu window to front aspect.

### Dining Room
The dining room sits in the centre of the house and has access to the kitchen and second reception room.

### Second Reception Room
A useful second reception room with PVCu patio doors leading out to the rear garden with splendid views. A further PVCu window to side aspect allows plenty of natural light. This room could be used to serve a variety of purposes.

### Kitchen
A spacious kitchen set at the rear of the property. There are wood matching wall and base units, laminate worksurfaces and tiled splashbacks. There is a freestanding electric double oven and access to the utility. Also benefiting from linoleum flooring,

### Utility
A spacious utility room with plumbing for a washing machine. There are three free standing spaces for appliances, storage cupboards and access to the upper loft. PVCu window overlooking the rear garden and a composite door to the rear patio.

### Loft
Accessed via a loft ladder there is a large room (which has been used as a further bedroom) and could be used for a variety of purposes. PVCu window to rear elevation ensures plenty of natural light.

### Bedroom One
To the front of the property there is a large double bedroom with fitted wardrobes and large PVCu window to front aspect.

### Bedroom Two
To the rear of the property there is a further large double bedroom also benefiting from fitted wardrobes and PVCu window overlooking the rear garden. splendid views can truly be appreciated from this room.

### Bathroom
A partially tiled house bathroom with hi-gloss tiled flooring. Comprising of WC, wash basin and double walk in shower. Benefiting from a mirrored cabinet and large storage cupboard.

### Garage
A single garage with an electric door. The garage also houses the boiler.

### Exterior
To the rear of the property there is a very generous garden with patio areas, a large lawn and wonderful views over the valley, ideal for entertaining. To the front there is a half moon turning circle and parking for up to four cars. There is a single garage with and an electric up and over door, overhead storage and a PVCu door to the rear.

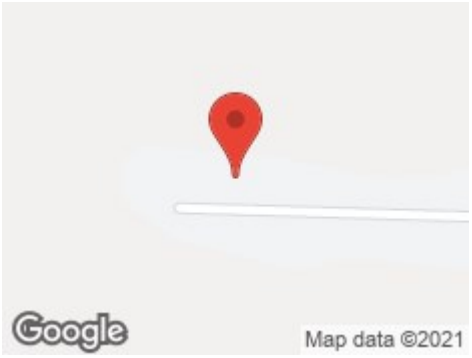
## Mortgages

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.

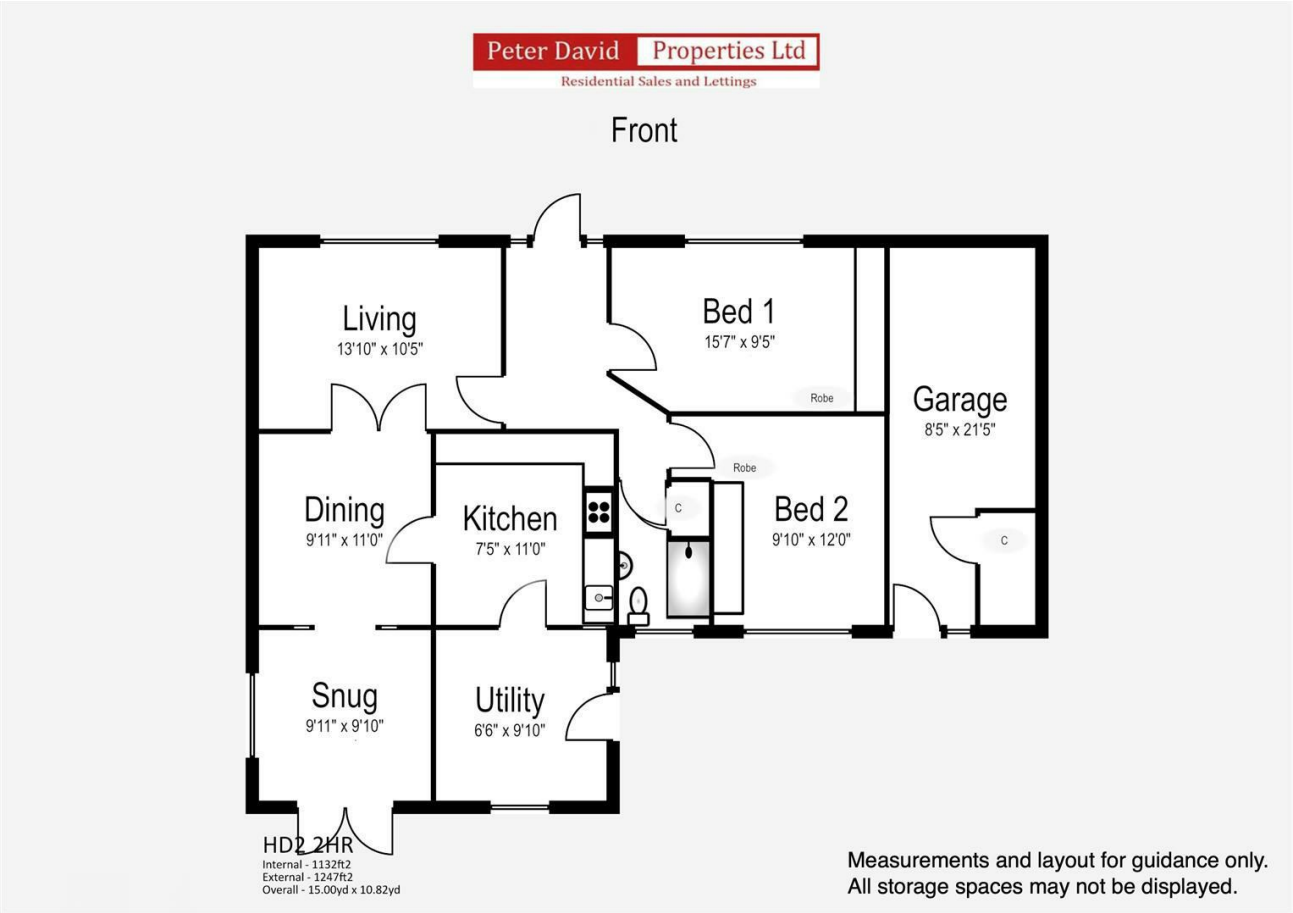
## Road Map




## Hybrid Map

## Terrain Map

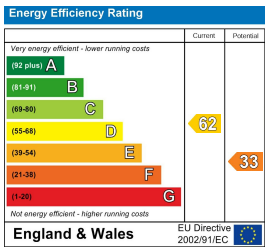
## Floor Plan

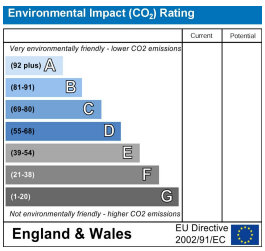



## Viewing

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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