Peter David Properties Ltd

Residential Sales and Lettings

# 43 College Avenue

Lindley, Huddersfield, HD3 3PH

**Offers in the region of £340,000**

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### Ground floor -

### Entrance Porch
Enter the property via double PVCu framed glass doors into an entrance porch with tiled flooring. There is a grey composite door providing access to the main house and a PVC frosted window to the stone wall.

### Entrance Hallway
A welcoming entrance hallway providing access to the living room, kitchen/diner, dining room and ground floor WC. There are stairs rising to the first floor and a large under-stairs cupboard providing useful storage space. Laminate flooring flows throughout.

### Living Room
A bright and airy living space with a large PVCu bay window to front aspect allowing plenty of natural light to flow in. There is a white marble fireplace with an inset gas feature flame fire with inset lights providing an attractive focal point.

### Dining Room
Set at the rear of the property with double PVCu doors leading out into the rear garden. Laminate flooring flows throughout.

### Kitchen/Diner
A well equipped kitchen with white gloss matching wall and base units, black granite work tops, tiled flooring and a black glass splash back behind the hob. Integrated appliances comprise; a five-ring gas hob, an extractor fan, an electric oven, a combination microwave oven and a dishwasher. There is a sunken stainless steel sink in front of a PVCu window to the rear aspect and double PVCu doors provide access to the rear garden. A fitted worktop with units underneath provide a useful dining space and there is a white vertical radiator to the wall. An archway leads into the utility space.

### Utility Room
A useful utility room providing space for three freestanding appliances including plumbing for a washing machine. Tiled flooring flows throughout and there is a PVCu window to the side aspect.

### Ground Floor WC
A partially tiled WC comprising of a WC and wash basin set on a vanity cupboard. There is a PVCu frosted window to the front into the entrance porch.

### First floor -

### Landing
A spacious landing area providing access to all bedrooms, the house bathroom and a useful airing cupboard. A neutral grey carpet flows throughout and there is a loft hatch with a pull down ladder leading to a partially boarded spacious loft with light and power.

### Master Bedroom
Located at the front of the property is a spacious Master Bedroom with a PVCu window to the front aspect. There are fitted wardrobes across two walls providing ample storage options and also a feature TV unit. An internal door leads to the en-suite shower room.

### En-suite
A partially tiled en-suite with tiled flooring and comprising of a WC, wash basin and shower cubicle. There is a PVCu privacy window to the side aspect, a chrome towel rail and a wall cabinet.

### Bedroom Two
A double bedroom with a PVCu window to the rear aspect and a triple fitted wardrobe. A neutral carpet flows throughout.

### Bedroom Three
A third double bedroom with a PVCu window to the rear aspect. A neutral carpet flows throughout.

## Bedroom Four

A single bedroom to the front of the property currently utilised as a study. There is a PVCu window to the front aspect and a neutral carpet.

## House Bathroom

A partially tiled house bathroom with a WC, bath with overhead shower and glass screen and a wash basin. There are tiles to the floor, a chrome towel rail and a mirrored wall cabinet. There is a PVCu privacy window to the rear aspect.

## Exterior

The property boasts a large, enclosed rear garden with a patio area and a lawn with a planted border. To the front is a driveway with parking for two cars and access to the detached single garage, which benefits from power. (There is an additional outside socket located on the driveway).

## 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

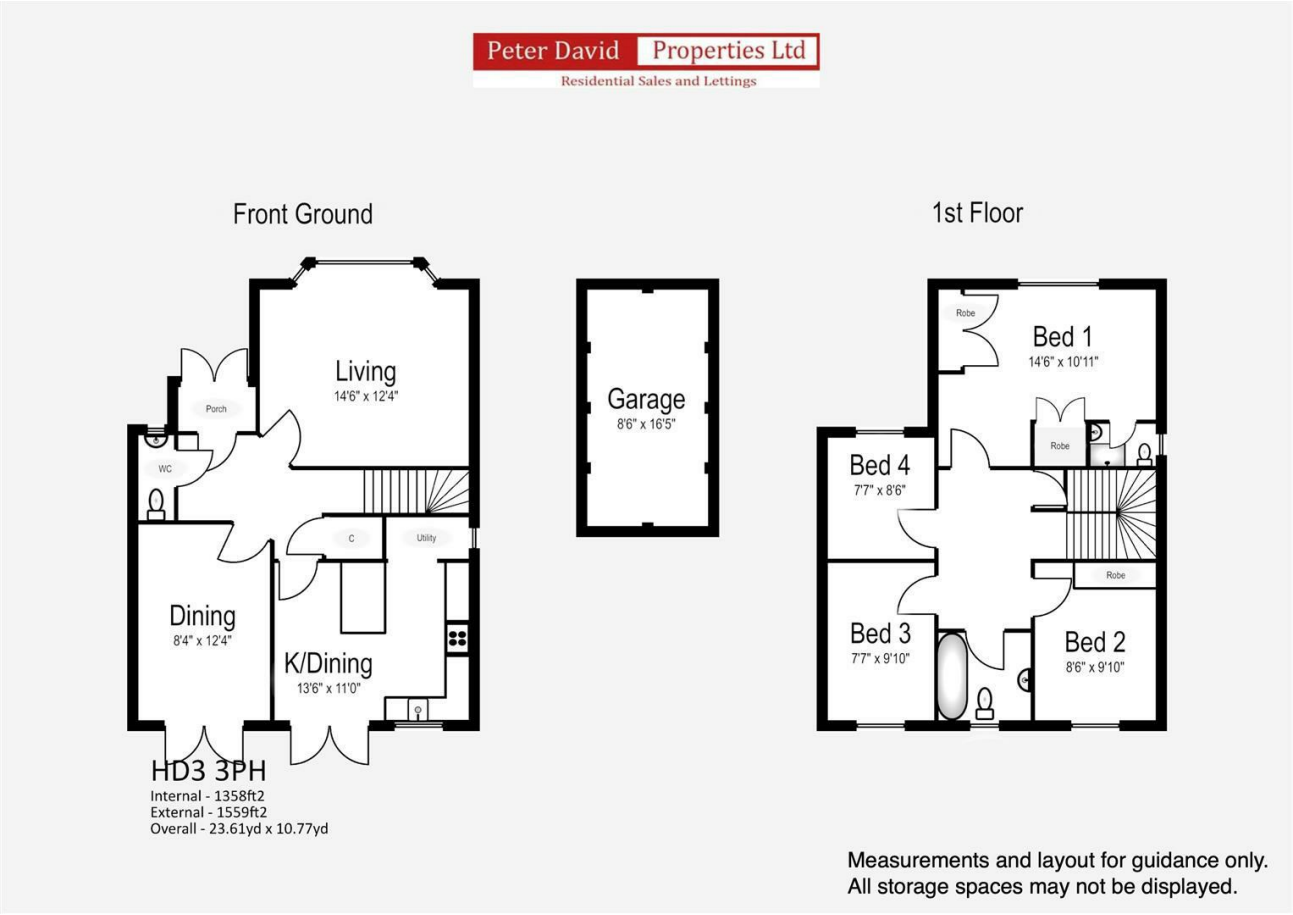
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

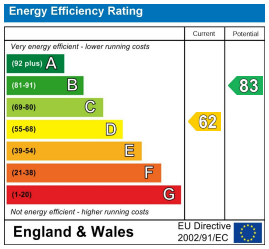
## Floor Plan

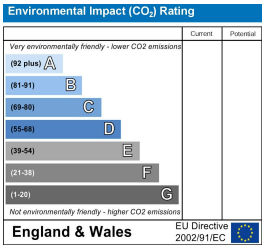



## Viewing

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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