

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 30 Bronte Court Austin Close

Lindley, Huddersfield, HD3 3ZQ

Offers in the region of £160,000





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## Entrance Hallway

Enter the property through a hard wood fire door. This entrance hallway provides access to all rooms. There is a useful storage cupboard and grey carpet flows throughout.

## Living Room

A spacious living room with two, large PVCu windows to the front providing plenty of natural light. The room offers ample space for living room furniture as well as a dining area.

## Kitchen

A modern kitchen with hi-gloss matching wall and base units, laminate work tops and a stainless steel sink and drainer. Integrated appliances comprise; an electric hob, an electric oven, an extractor fan, a fridge/freezer and a washer dryer. There is a PVCu privacy window to the side aspect.

## Master Bedroom

A large double bedroom with floor to ceiling wardrobes with sliding glass doors providing useful storage space. PVCu window to rear aspect.

## En-Suite

A modern, partially tiled en-suite comprising a WC, hand basin and a walk-in shower with glass screen. Additionally there is a radiator and vinyl grey flooring.

## Bedroom Two

A second double bedroom with PVCu window to rear.

## House Bathroom

A partially tiled bathroom comprising of a WC, hand basin and bath. Featuring a radiator and vinyl grey flooring.

## Exterior

Externally there are communal gardens to the rear and an allocated parking space to the front of the property.

## 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

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Road Map



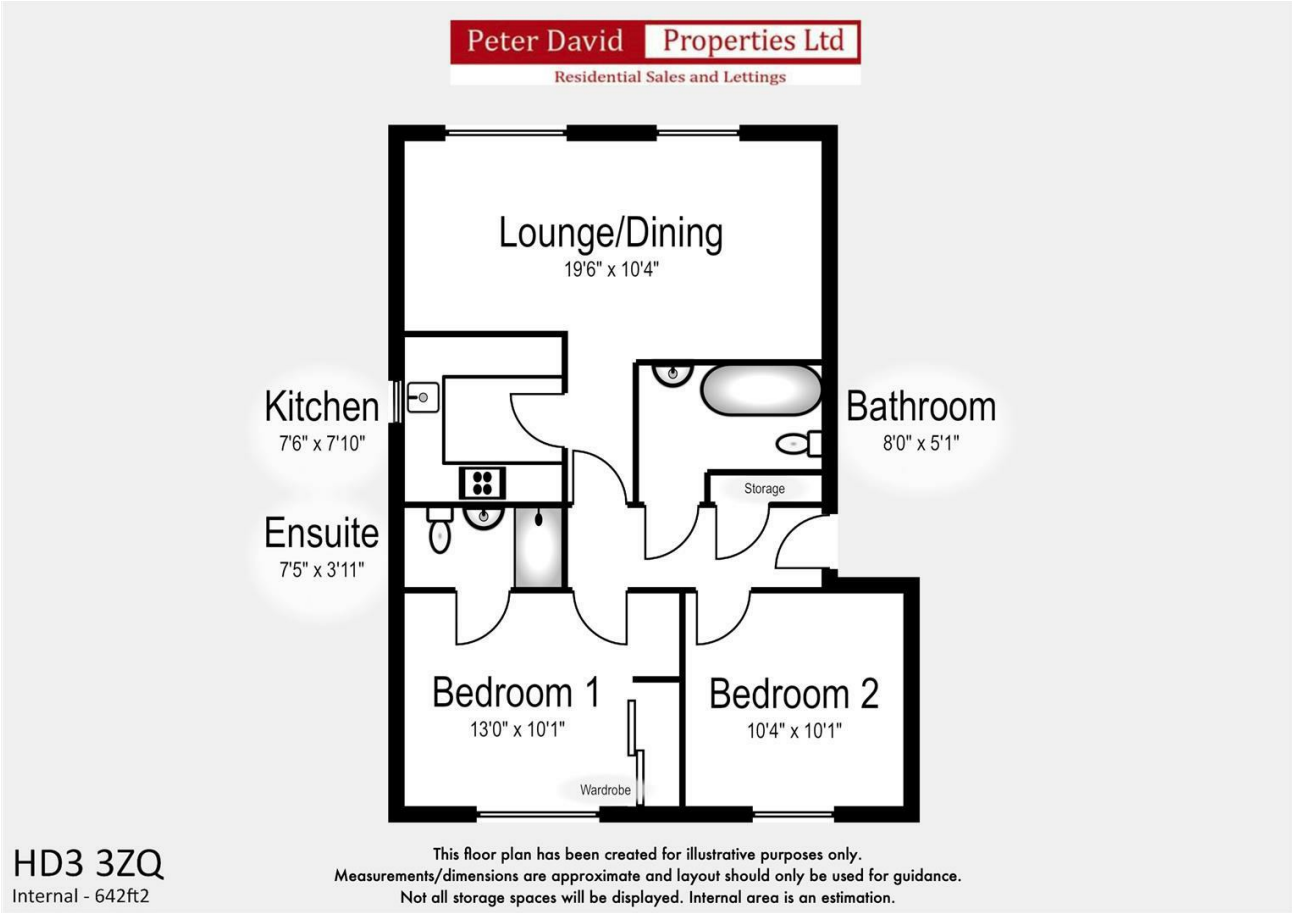
Hybrid Map



Terrain Map



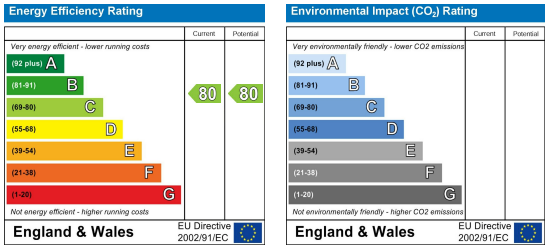
Floor Plan



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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