Peter David Properties Ltd

Residential Sales and Lettings

10 Hunston Avenue

Quarmby, Huddersfield, HD3 4YZ

Offers in the region of £167,500

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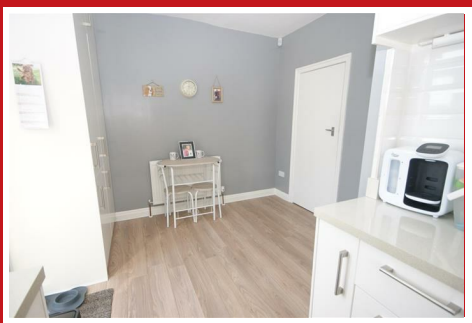


Entrance Hallway
Enter the property via a PVCu door. There is wood effect laminate flooring flowing throughout the ground floor and stairs rising to first floor accommodation. Access to the living room and kitchen/diner.

Living Room
A spacious and light living room featuring a large PVCu bay window and inset fireplace with electric stove effect fire and solid wood lintel. Laminate wood effect flooring.

Kitchen/Diner
A kitchen diner with white matching wall and base units, laminate work surfaces, brick effect tiled splashbacks and wood effect laminate flooring. Integrated appliances consist of: an electric oven, an induction hob, an extractor, a fridge freezer and a dishwasher. Benefiting from a stainless steel sink and drainer and ample space for a dining table. There is a large store cupboard which houses the boiler, dryer and washing machine. PVCu window to side and French doors opening up on to the rear garden.

Landing
A grey carpet flows up the stairs and throughout the first floor accommodation. Access to two double bedrooms, house bathroom and part boarded loft.

Master Bedroom
A large and sylish double bedroom with fitted floor to wardrobe with sliding mirrored doors. PVCu bay window to front elevation.

Bedroom Two
A second double bedroom with fitted wardrobes and PVCu window to rear elevation.

House Bathroom
A fully tiled bathroom comprising of: WC, hand basin inset in vanity unit, and bath with over head shower and glass screen. Benefiting from ceramic tiled flooring and heated chrome towel rail. PVCu privacy window to rear.

Exterior
To the front of the property there is a newly laid block paved driveway leading to a detached single garage and offering parking for four cars. To the rear of the property there is a well maintained enclosed garden with a paved patio area. lawn and a lovely decked area ideal for al fresco dining.

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.

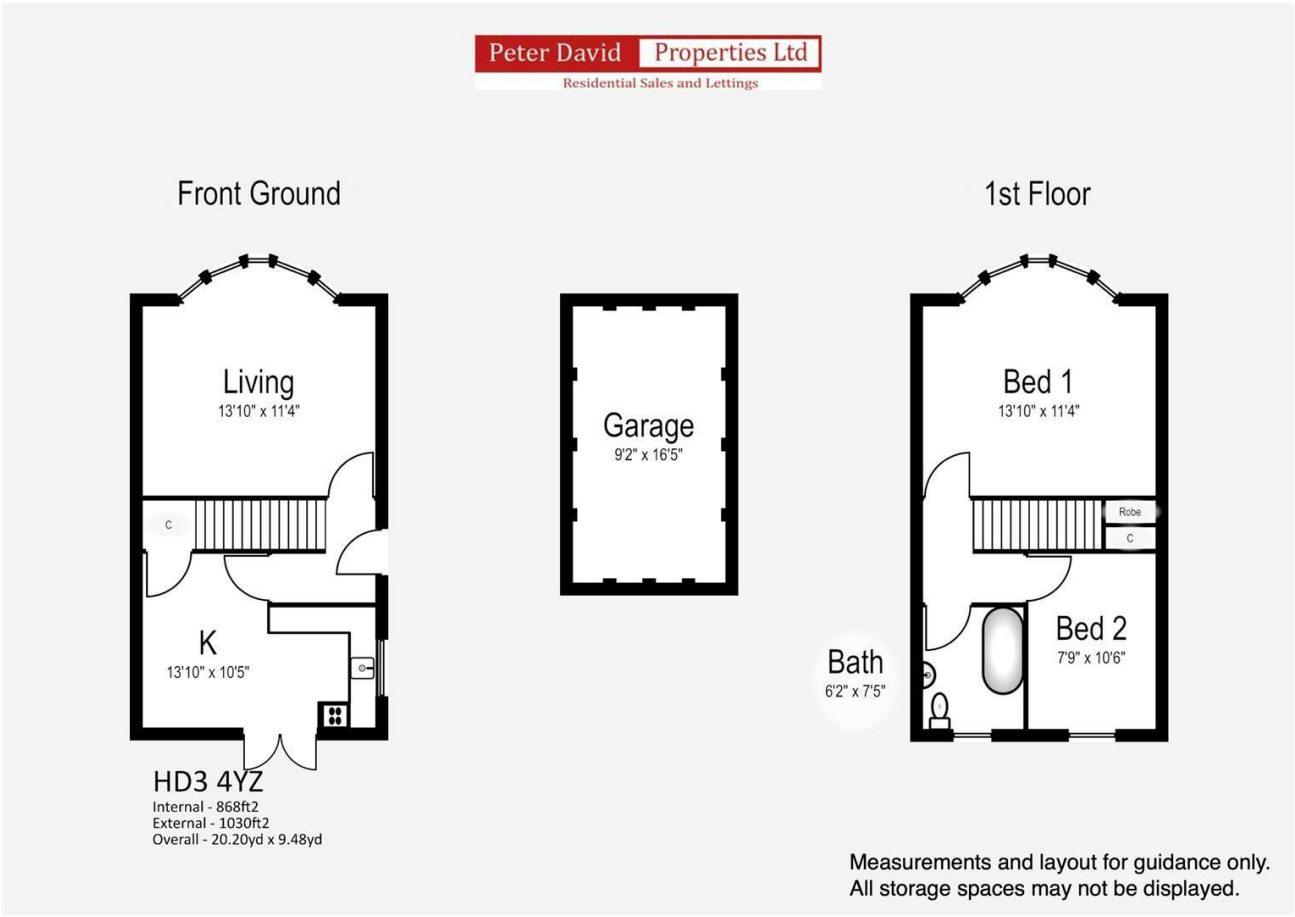
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly 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

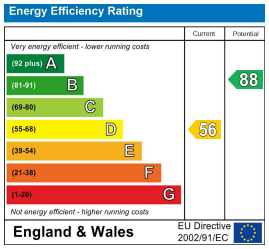
Floor Plan

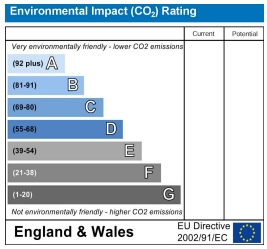


Viewing

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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