

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 15 Chiltern Avenue

Lindley, Huddersfield, HD3 3PF

Offers in the region of £220,000



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## Entrance Hallway

Enter the property via a composite front door into a welcoming L-shaped entrance hallway, adorned with luxurious hi-quality wood effect laminate flooring that seamlessly flows into the living room. The hallway serves as the central hub of the home, granting access to all the rooms and featuring paddle stairs that ascend to the attic bedroom.

## Kitchen

This modern kitchen features light grey wall and base units, tiled splash backs, and laminate work surfaces. A 1.5 stainless steel sink and drainer sit beneath a PVCu window, while tiled effect linoleum flooring ties the space together. Integrated appliances include an electric oven, gas hob, and extractor fan. For added convenience there are three additional spaces for appliance's, one with plumbing for a washing machine. Additionally, there is a storage cupboard housing the boiler.

## Living Room

The living room is generously proportioned, offering ample space. A PVCu window to the front aspect floods the room with natural light, creating a bright and inviting atmosphere. Offering an attractive focal point is an electric living flame, nestled on a tiled hearth and framed by a stylish wood surround.

## Bedroom One

A generously proportioned double bedroom room with a PVCu window looking out over the rear garden. There is the added benefit of fitted wardrobes and dressing table.

## Bedroom Two

A second double bedroom set to the rear of the

property with a PVCu window providing views of the rear garden.

## House Bathroom

A fully tiled house bathroom comprising of a chrome towel rail, a wash basin, a WC and a shower cubicle with glass doors. There is a PVCu privacy window to the side aspect.

## Attic Room

A paddle staircase rises to a attic room with two Velux windows, storage to the eaves and fitted cupboards and shelving

## Exterior

At the rear of the property lies a beautifully landscaped South-West facing garden. It features a meticulously maintained lawn, adorned with various plantings, complemented by a charming patio area situated at the far end. Along the side of the property, there is a driveway leading to a single detached garage, although it is not accessible by car. To the front of the property, another lawn is bordered by herbaceous plants, enhancing the properties curb appeal.

## 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



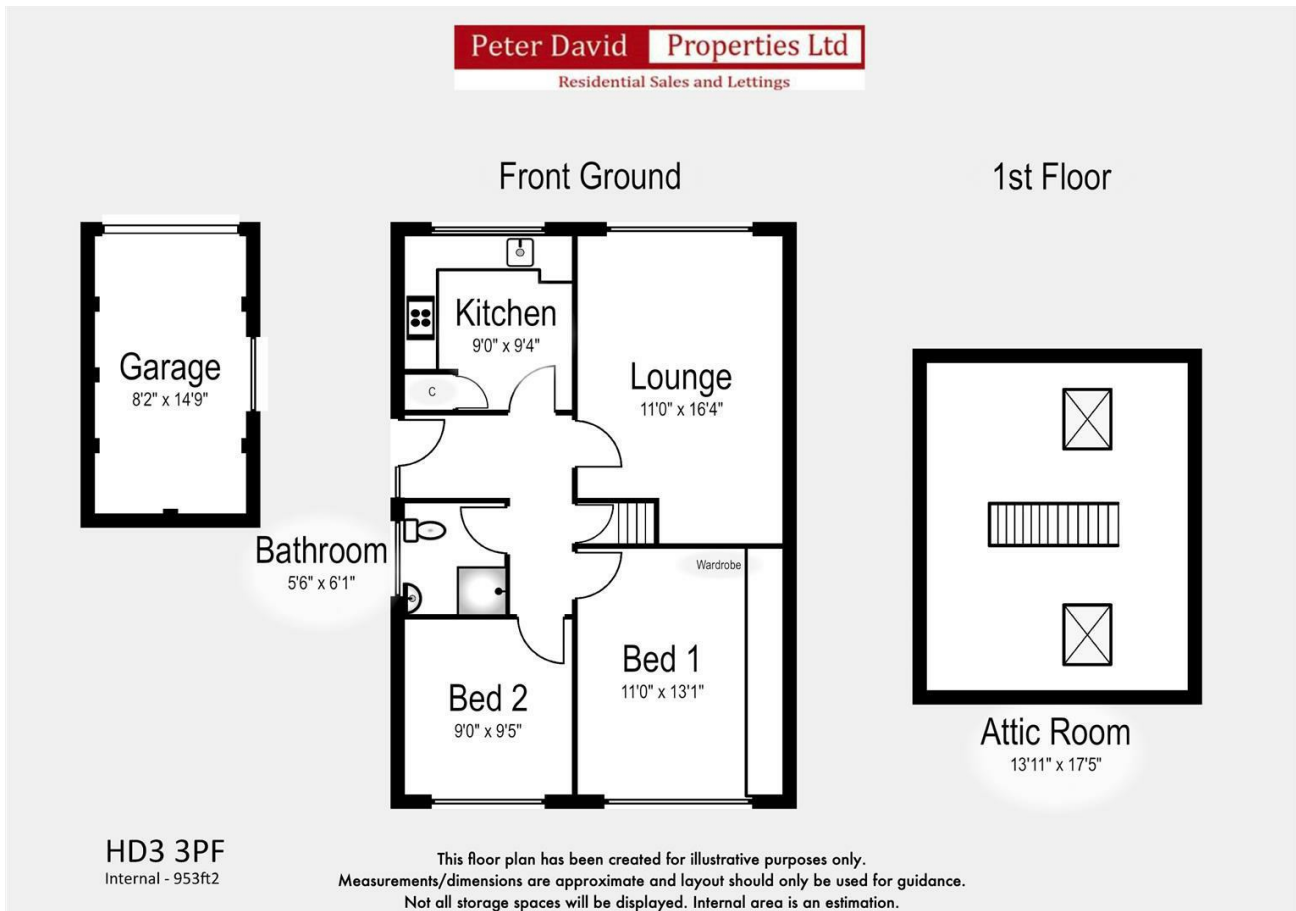
## Hybrid Map



## Terrain Map



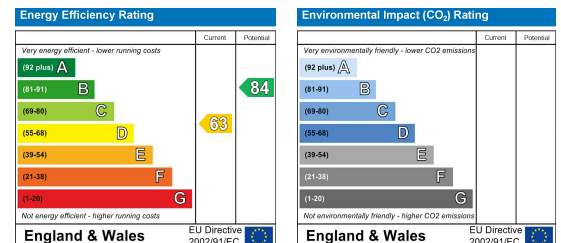
## Floor Plan



## 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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