

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1 Main Avenue

Cowlersley, Huddersfield, HD4 5US

Price guide £75,000



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## Living Room

Enter via a solid wooden door straight into the living room with a wall mounted gas fire and wooden framed double glazed window to the front aspect. Access to the kitchen and there are stairs rising to first floor accommodation.

## Kitchen

A spacious kitchen with wood wall and base units, linoleum flooring and tiled splash backs. There is an electric oven and a gas hob and three freestanding spaces for appliances. Benefiting from a ceramic sink and drainer and ample space for a dining table.

## Landing

Stairs rise from the living room to the first floor accommodation. Access to both bedrooms and house bathroom.

## Bedroom One

A large double bedroom with fitted wardrobes and a wooden framed double glazed window to the front elevation.

## Bedroom Two

A single bedroom at the rear of the property with a wooden framed double glazed window to rear elevation.

## Bathroom

A tiled bathroom with linoleum flooring. Comprising of; a WC, wash basin and corner shower cubicle. Wooden framed privacy window to rear elevation.

## Exterior

The property is situated on a corner plot and has good views to the rear and to the side. To the rear of the

property is a garden with a lawn and paved area. To the front is a paved pathway and a lawn.

## 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

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## Road Map



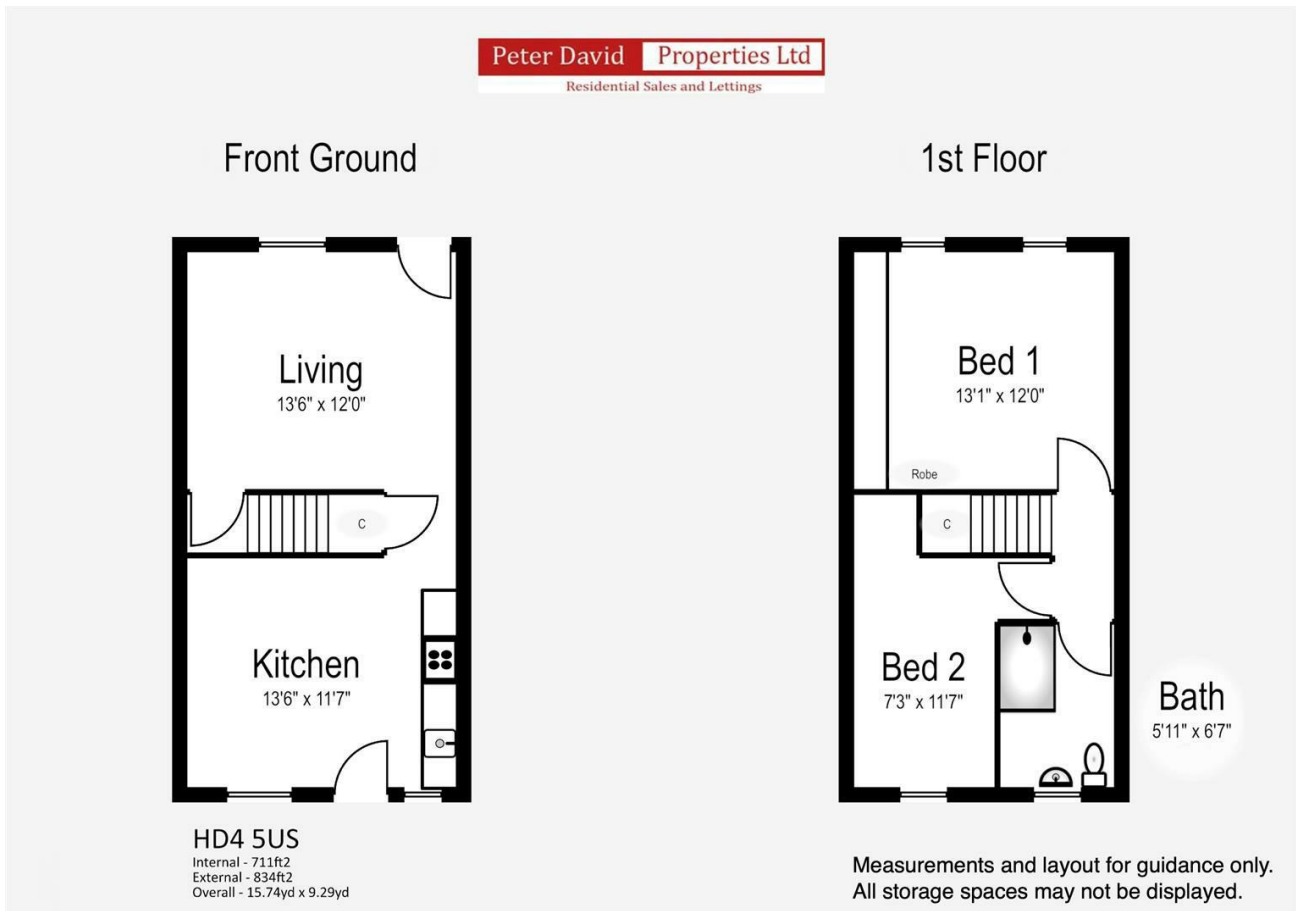
## Hybrid Map



## Terrain Map



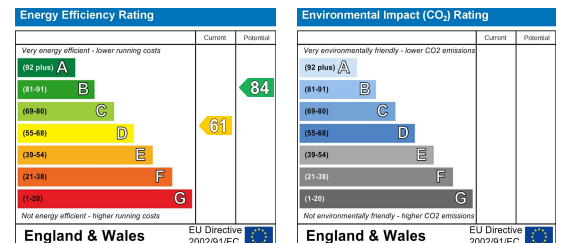
## Floor Plan



## 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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