

Peter David

Properties Ltd

Residential Sales and Lettings



54 Chiltern Avenue

Lindley, Huddersfield, HD3 3PF

Offers in the region of £247,500



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* AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW * SOUGHT AFTER LOCATION OF LINDLEY * HI-SPECIFICATION FIXTURES AND FITTINGS * LARGE DRIVEWAY (PARKING FOR FOUR CARS) * CCTV *

Peter David Properties are proud to present to the open market this immaculately presented two-bedroom semi-detached bungalow, situated in the sought after location of LINDLEY. Benefiting from hi-specification fixtures and fittings and providing TWO SPACIOUS DOUBLE BEDROOMS, CCTV and an exceptionally large decorative concrete driveway with parking for four cars and a caravan if required. This property can only be appreciated by internal viewing.

Step inside this welcoming entrance porch leading into the hallway. The heart of the home unfolds with a spacious kitchen/diner, a living room, and two generously proportioned double bedrooms. The house bathroom/wet room adds a touch of extra luxury.

Located only a short drive from Lindley village and all of the amenities within, it is a perfect spot! There are local transport links from the doorstep providing access to Huddersfield. The M62 network is within close proximity, providing access to the nearby cities of Leeds, Halifax and Manchester.

Book your viewing today!

Entrance Porch

Enter the property via the composite front door into the welcoming entrance porch finished off with tiled flooring. Bathed in natural light streaming through two generous new double glazed PVCu windows on either side. Transition through a composite door to enter the entrance hallway.

Entrance Hallway

An L-shaped entrance hallway with luxury hi-quality laminate flooring flowing throughout the hallway, kitchen diner and living room. Access to all rooms.

Loft

Accessed by a wooden ladder into this fully boarded spacious loft. An ideal space for storage or could be developed to provide an extra bedroom/office subject to planning permission.

Kitchen/Diner

To the front of the property is a U-shaped kitchen with hi-quality laminate flooring, matching cream wall and base units, tiled splashbacks and laminate worksurfaces. Integrated appliances comprise of: an electric oven, a gas hob, an extractor, a fridge freezer, a washing machine and a 1.5 stainless steel sink and drainer under a large newly re-glazed PVCu bay window overlooking the front drive. There is space for a two seater table.

Living Room

Enter the living room through wood and glass panelled double doors and benefiting again from hi-quality laminate flooring. Taking centre stage is this Live Fuel Effect Radiant Convector Stove sitting on a granite plinth. PVCu window to front aspect.

Bedroom One

To the rear of this property is this large double bedroom with a neutral carpet. PVCu window with blackout blinds to the rear.

Bedroom Two

A second double bedroom with neutral carpet and PVCu window with blackout blinds to the rear.

Bathroom

A luxurious bathroom/wet room having a tanked tiled

flooring and being fully tiled. Comprising of: a concealed cistern WC, a wash basin with vanity unit and a spacious shower area with fixed glass panels. Benefiting from a modern chrome towel rail, a mirror and PVCu privacy window to side aspect.

Exterior

This bungalow is sat on a large plot and to the front has an enclosed large decorative concrete driveway (off road parking for four cars and space for a camp van or caravan). Access down the side to the rear of the property which is also private and enclosed with a timber fence. There is a large paved patio area with a gravelled surround and benefiting from a new garden shed.

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



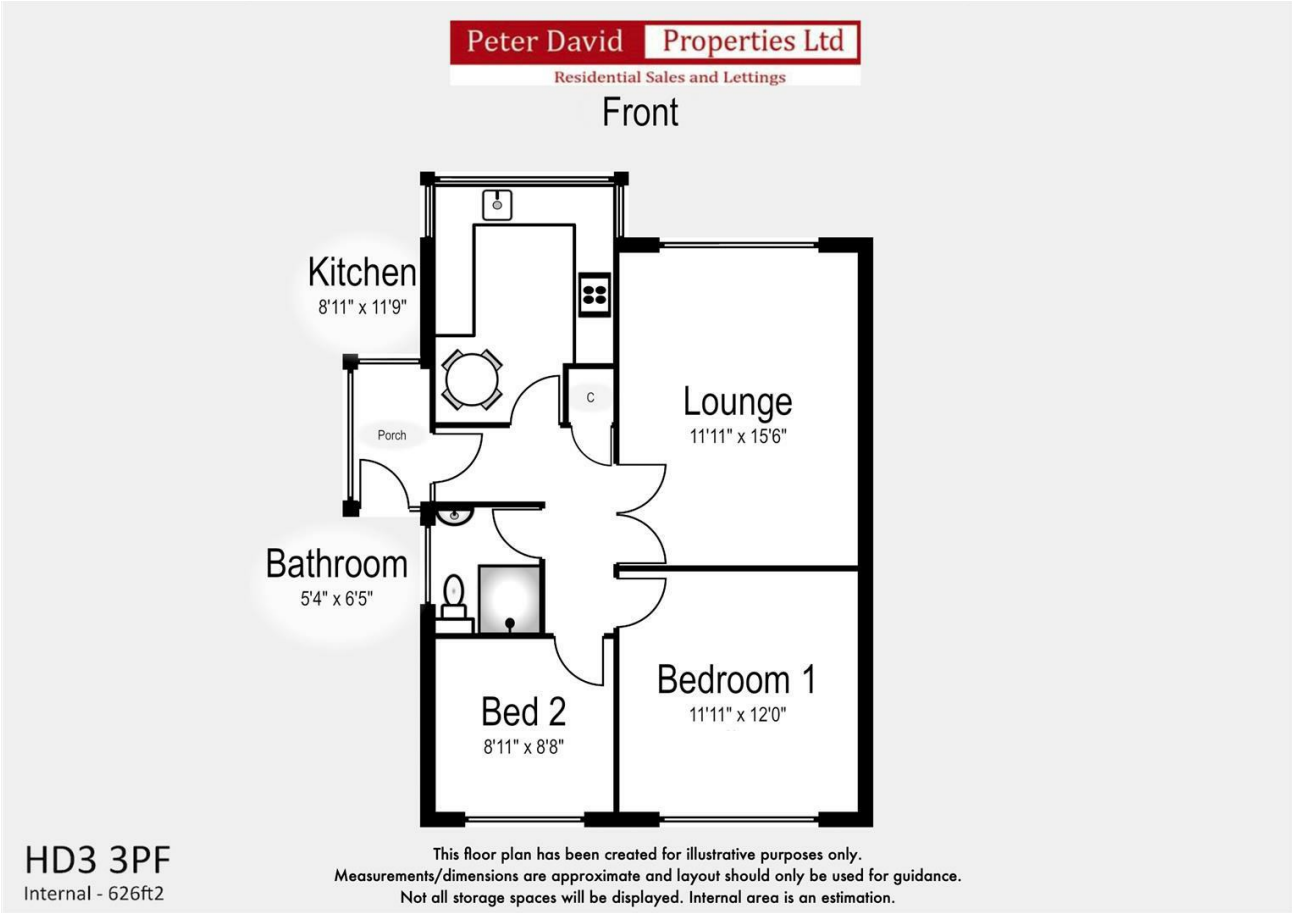
Hybrid Map



Terrain Map



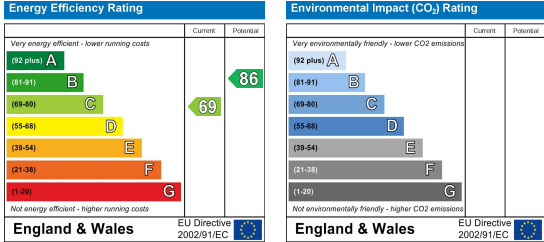
Floor Plan



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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