

# Peter David

# Properties Ltd

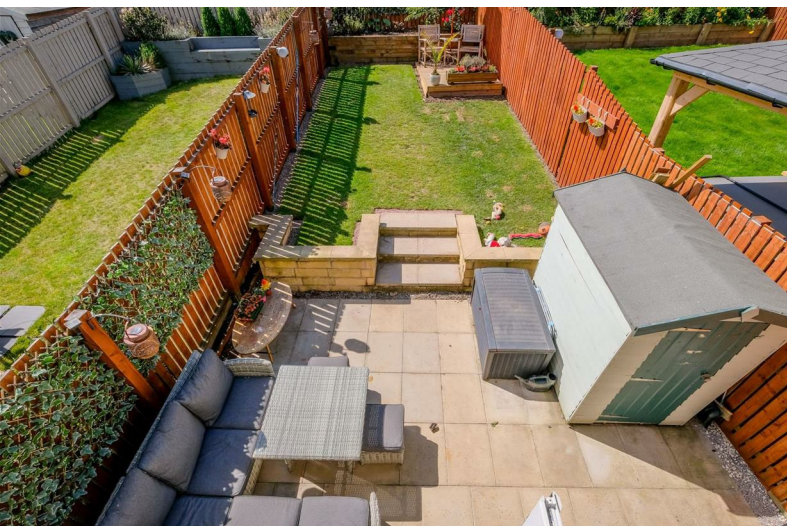
Residential Sales and Lettings



## 26 Warton Avenue

Lindley, Huddersfield, HD3 3ZW

Offers in the region of £244,500



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## Ground Floor -

### Entrance Hallway

Enter the property through a composite door into the hallway with new grey carpet that flows throughout. Stairs rise to the first floor accommodation. Access to living room.

### Living Room

A stylish living room with neutral decor and new grey carpet. Benefiting from a large cupboard providing ample storage and a PVCu window to front aspect. Access to kitchen/diner.

### Kitchen/Diner

A luxury kitchen with tiled flooring, laminate work surfaces and cream gloss matching wall and base units. Integrated appliances comprise of: an eye level electric oven, a gas hob, an extractor fan, a fridge freezer and a dishwasher. There is one free standing space with plumbing for a washing machine and ample space for a dining table. PVCu window to rear and french doors lead out to the garden.

### Ground Floor WC

Off the kitchen is this useful ground floor WC with tiled flooring. Comprising of: WC, wash basin with tiled splashback and a PVCu frosted window to the side aspect.

## First Floor -

### Landing

A light and spacious landing with a new grey carpet. Access to two bedrooms and house bathroom. There is also a PVCu window to the side aspect. Stairs rise to second floor accommodation

## Bedroom Two

A spacious double bedroom to the rear of the property, benefiting from a PVCu window to rear elevation.

## Bedroom Three

A single bedroom with a PVCu window to front elevation.

## House Bathroom

A luxury partially tiled modern bathroom with tiled flooring. Comprising of: WC, hand basin, bath with overhead shower and glass screen.

## Second Floor -

### Master Bedroom

A landing area with a PVCu window to front aspect and stairs rising to the second floor accommodation. A bright and spacious master bedroom suite benefiting from mirrored fitted wardrobes, a new grey carpet and an en-suite. PVCu windows to front and side elevation.

### En-Suite

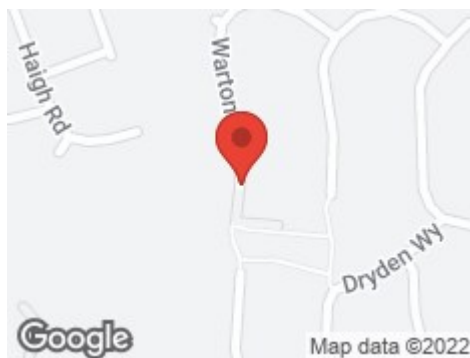
A partially tiled en-suite with tiled flooring. Comprising of: WC, wash basin, and a corner shower with a glass door. Benefiting from a chrome towel rail and a Velux window providing plenty of natural light.

## Exterior

To the rear of the property is a South facing private and enclosed garden. There is a paved patio area with steps rising to a large lawn. There is a further decked area to the top of the garden and a useful storage shed. To the front and side is a further lawn and a tarmac driveway with parking for one car.



## Road Map



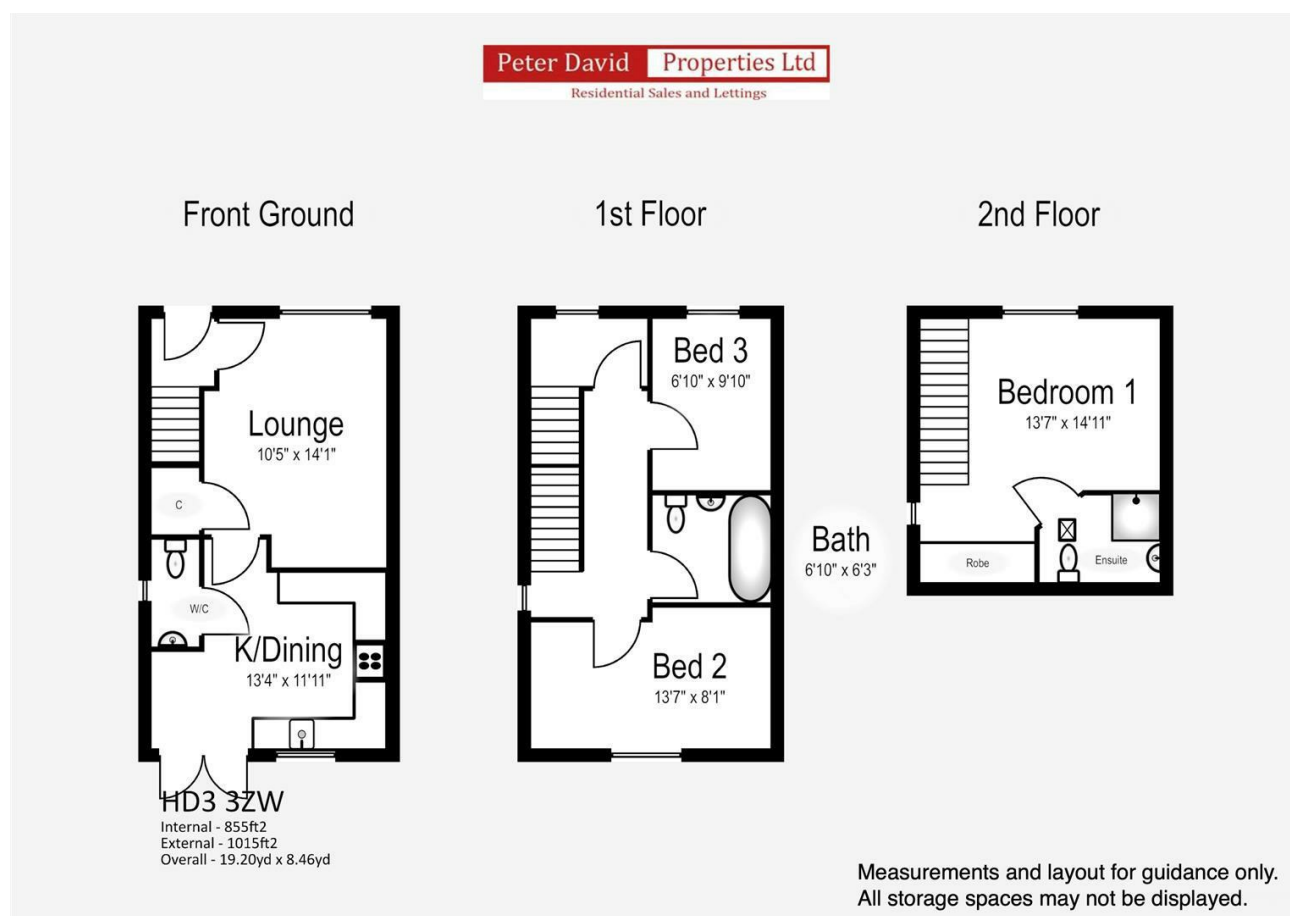
## Hybrid Map



## Terrain Map



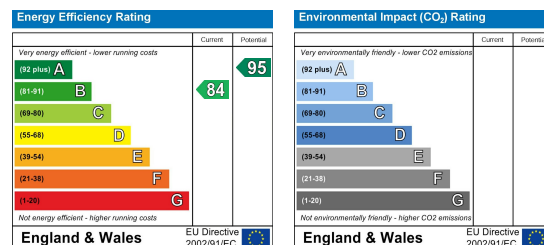
## Floor Plan



## 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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