Peter David Properties Ltd

Residential Sales and Lettings

17 Woodman Avenue

Fixby, Huddersfield, HD2 1SW

Offers invited £145,000

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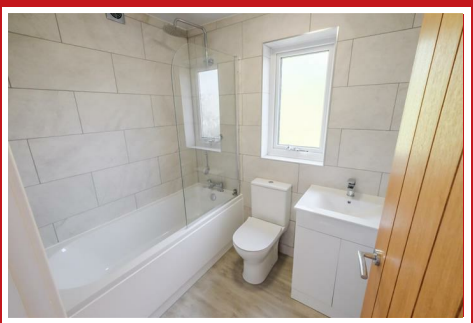


Entrance Hallway
Enter the property via a composite door into the hallway with laminate flooring. Access to kitchen and living room. Carpeted stairs rise to the first floor accommodation.

Living Room
A spacious living room with a deep pile grey carpet. PVCu window to front aspect and PVCu patio doors to the rear providing plenty of natural light.

Kitchen
A modern kitchen with laminate flooring, matching wall and base units and laminate work surfaces. Integrated appliances comprise of: an electric oven, an extractor, a washing machine and a stainless steel sink and drainer under a PVCu window overlooking the rear garden. There is a useful storage cupboard and a composite door leads out to the side.

Landing
Carpeted stairs rise to the landing with access to all bedrooms and house bathroom. A PVCu privacy window to side elevation.

Bedroom One
To the front is a large double bedroom with a grey carpet, a useful cupboard and PVCu window to front aspect.

Bedroom Two
To the rear is a second double bedroom with PVCu window to rear elevation.

House Bathroom
A fully tiled modern house bathroom with laminate flooring. Comprising of: a WC, an inset wash basin with vanity unit and a bath with overhead rain head shower, hand held shower attachment and glass screen. Benefiting from a chrome towel rail and PVCu privacy window to rear elevation

Exterior
To the rear of the property is a large enclosed garden with an Indian stone patio area, a tiered lawn leading down to a barked area and a mature tree. To the side there is a gravelled area with a shed (could be used for a variety of purposes) leading to the front paved driveway (parking for one car) and a lawn.

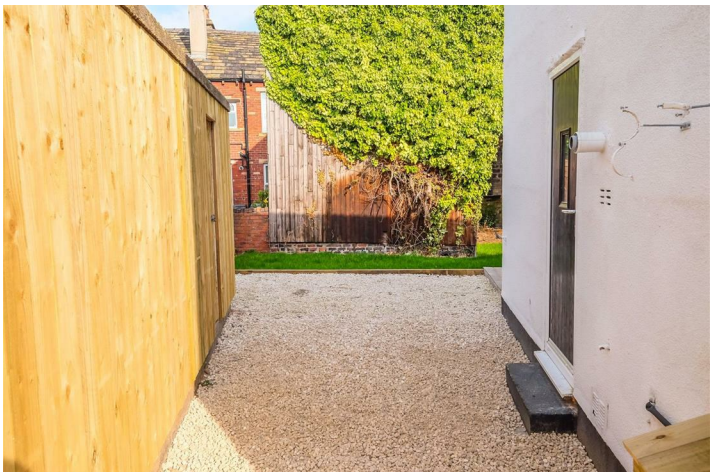
Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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 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

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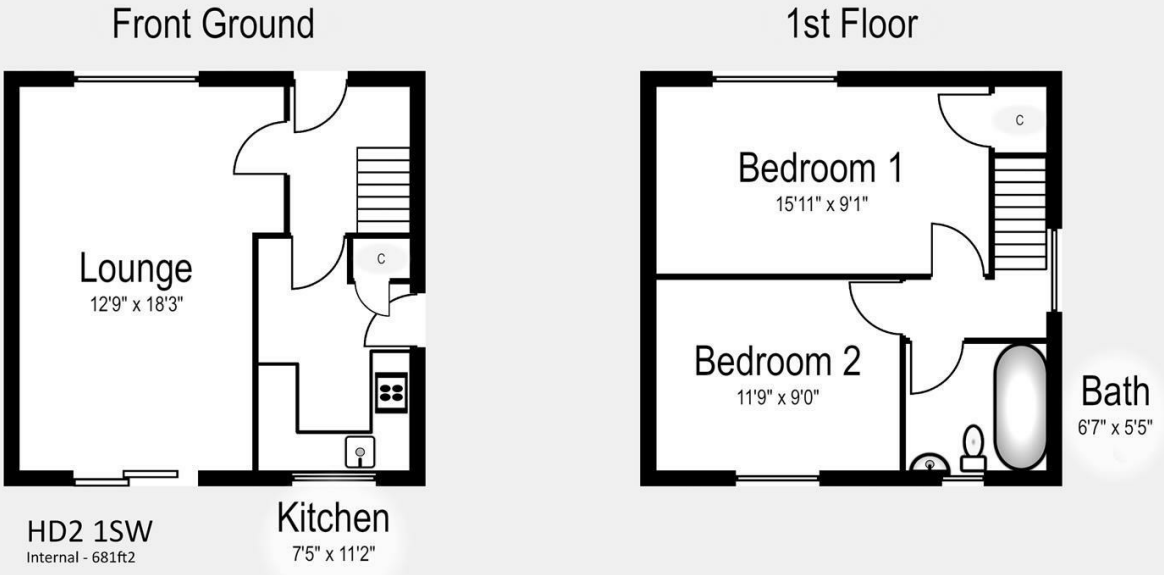
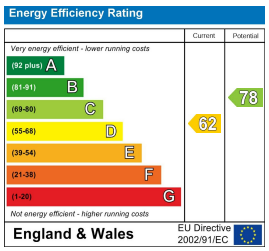


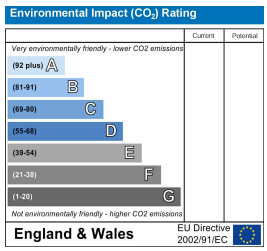
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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