Peter David Properties Ltd

Residential Sales and Lettings

48 Haywood Avenue

Marsh, Huddersfield, HD3 4BG

Offers over £155,000

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Ground Floor -

Entrance Hallway
Enter the property through an aluminum framed front door with two frosted glass panels into a hallway providing access to the living room and with stairs rising to the first floor.

Living Room
A spacious living room with a PVCu window to the front aspect. There is a stone fireplace with tiled hearth and inset electric fire and built in storage cupboards to the alcoves.

Kitchen/Diner
A modern fitted kitchen with wooden shaker style wall and base units, laminate work surfaces, tiled splash backs and a composite sink and drainer. Integrated appliances comprise; a ceramic hob, an extractor fan, a double oven and there is also plumbing for a washing machine and space for a further two freestanding appliances. There are two PVCu windows to the rear aspect and a PVCu door leading into the rear porch. There is tile affect vinyl to the floor, a storage area under the stairs and ample space for a dining table.

Rear Porch
A generous sized porch providing access to the rear garden through a PVCu door. PVCu windows run across one wall and next to the rear door. There is tile effect vinyl to the floor.

First Floor -

Landing
A landing area providing access to all bedrooms and the house bathroom. PVCu window to the side aspect and a small loft hatch to the loft area.

Bedroom One
A spacious master bedroom with a PVCu window to the front aspect. To one wall there are fitted wardrobes with a dressing table.

Bedroom Two
A second double bedroom with a PVCu window to the rear elevation. Also benefiting from a built in storage cupboard housing the boiler.

Bedroom Three
A single bedroom with a PVC window to the front aspect. There is also a small fitted wardrobe with built in shelves to the side.

Bathroom
A partially tiled house bathroom with a WC, wash basin and bath with overhead electric shower. There is a PVCu window to the rear aspect and vinyl to the floor.

Exterior
Externally this property sits on a generous plot overlooking woodland to the side. To the rear there is a large private and enclosed paved garden. To the side of the property there is gated access to currently an unused space, this could be used for additional parking/garden space or with a view to extend to the side or property (subject to planning permissions). To the front there is a small garden and a pathway leading to the front door with off road parking for one car.

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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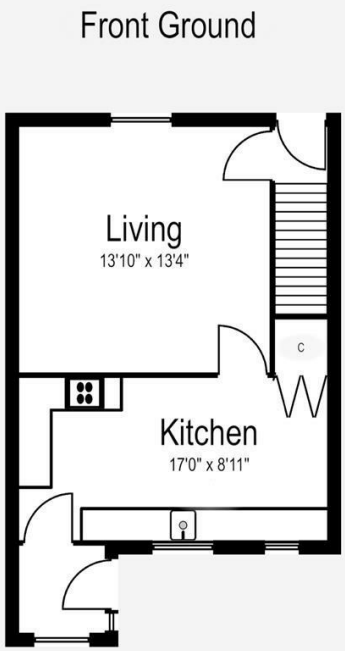
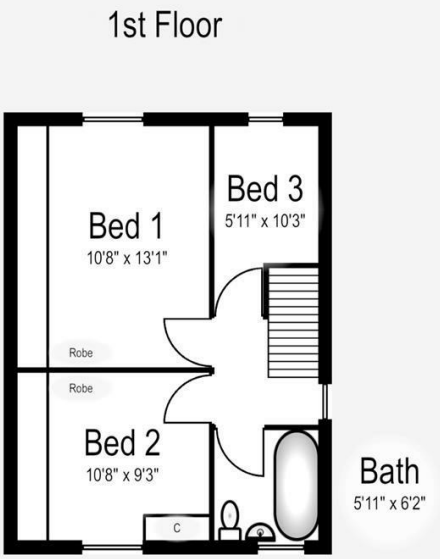




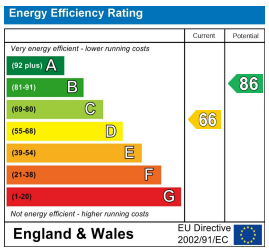
HD3 4BG
Internal - 773ft2
External - 901ft2
Overall - 18.72yd x 9.49yd

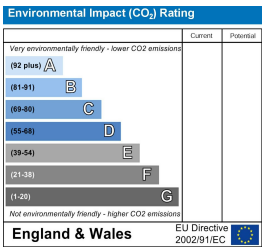
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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