

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 69 Victory Avenue

Paddock, Huddersfield, HD3 4HA

Offers in the region of £129,950



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## Living Room

Enter the property via a composite front door into a modern, tastefully decorated living room with a PVCu window to the front aspect. An inset gas fire with a marble effect surround offers an attractive focal point and a grey carpet flows throughout. An internal door leads through to the kitchen.

## Kitchen/Diner

A newly fitted, modern kitchen comprising of matching white gloss wall and base units, laminated work surfaces and a stainless steel splash back to the hob area. Integrated appliances include an electric oven, gas hob, extractor fan, fridge/freezer and washing machine. A stainless steel sink and drainer sits in front of a PVCu window to the rear aspect and there is a composite door leading to the rear garden. Ceramic floor tiles flow throughout and stairs rise to the first floor. There is a useful pantry cupboard and ample space for a dining table.

## Landing

A landing providing access to the bedrooms and bathroom. A grey carpet flows throughout and there is a PVCu window to the bottom of the stairs allowing plenty of natural light. A pull down ladder drops from the loft hatch leading to a partially boarded loft space.

## Bedroom One

A spacious double bedroom with fitted wardrobes and a PVCu window to the front elevation.

## Bedroom Two

A second double bedroom with a PVCu window to the rear aspect.

## Bathroom

A stylish fully tiled house bathroom comprising; a WC and wash basin integrated in a vanity unit and a bath with overhead dual functioning shower with a glass screen. There is a PVCu privacy window to the rear elevation and a chrome towel rail.

## Exterior

To the front, the property benefits from a pleasant lawn with surrounding borders and a pathway leading to the front door. To the rear is a pleasant, enclosed garden with an Indian stone patio area, a small lawn and a stone-built coal shed which is useful for storage.

## 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.

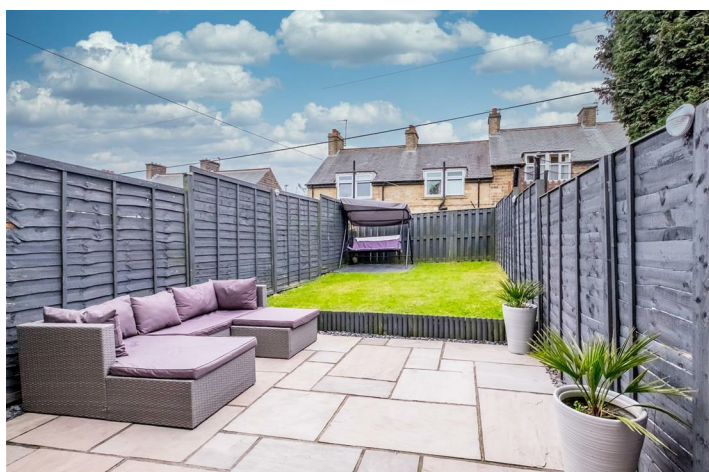
## Disclaimer

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



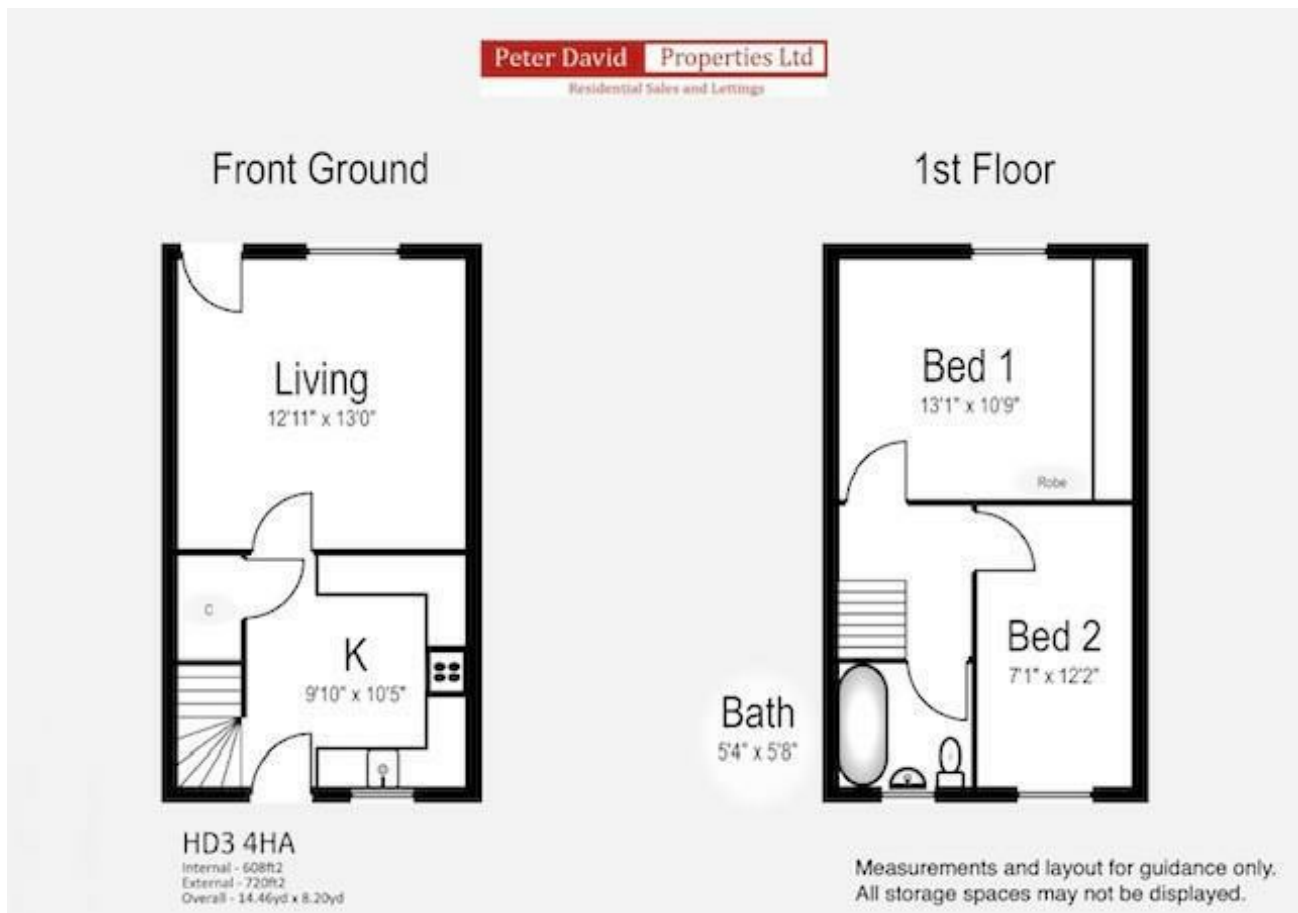
## Hybrid Map



## Terrain Map



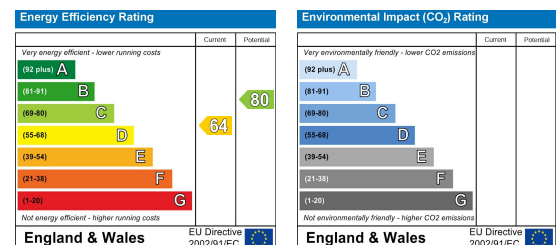
## Floor Plan



## 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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