Peter David Properties Ltd

Residential Sales and Lettings

13 Lindley Avenue

Lindley, Huddersfield, HD3 3QU

Offers in the region of £185,000

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Ground Floor -

Entrance Hallway
Enter the property through a PVCu front door with stairs rising to the first floor and an internal door providing access to the living room. Grey carpet flows throughout.

Living Room
Set to the front of the property is a spacious living room benefiting from a grey carpet and a large PVCu window to the front aspect. The living room provides access to the kitchen.

Kitchen/Diner
This property boasts an open plan kitchen/diner which has been fully renovated to a high standard with laminate flooring flowing throughout. Briefly comprising of white hi gloss matching wall and base units, laminate work surfaces, tiled splash backs and a stainless steel sink and drainer. Integrated appliances include: an electric oven and hob, an extractor fan, and an integrated fridge/freezer. This kitchen boasts modern PVCu Bi-folding doors, leading out to the rear garden, under stairs storage and provides ample space for a dining table.

First Floor -

Landing
Provides access to all the bedrooms and the house bathroom, with a modern grey carpet flowing throughout.

Bedroom One
A well-appointed master bedroom situated to the rear of the property. PVCu to the rear elevation.

Bedroom Two
A further double bedroom benefiting from a PVCu window overlooking the front elevation.

Bedroom Three
A third single bedroom benefiting from a PVCu overlooking the rear garden.

Bathroom
A spacious and modern partially tiled house bathroom. Benefiting from a three-piece suite; WC, wash basin and a shower cubicle with a glass screen.

Exterior
To the front, the property benefits from a tarmacked off-road parking space with steps leading up to the front door. The rear of the property boasts an enclosed garden with a surrounding timber fence patio area and 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.

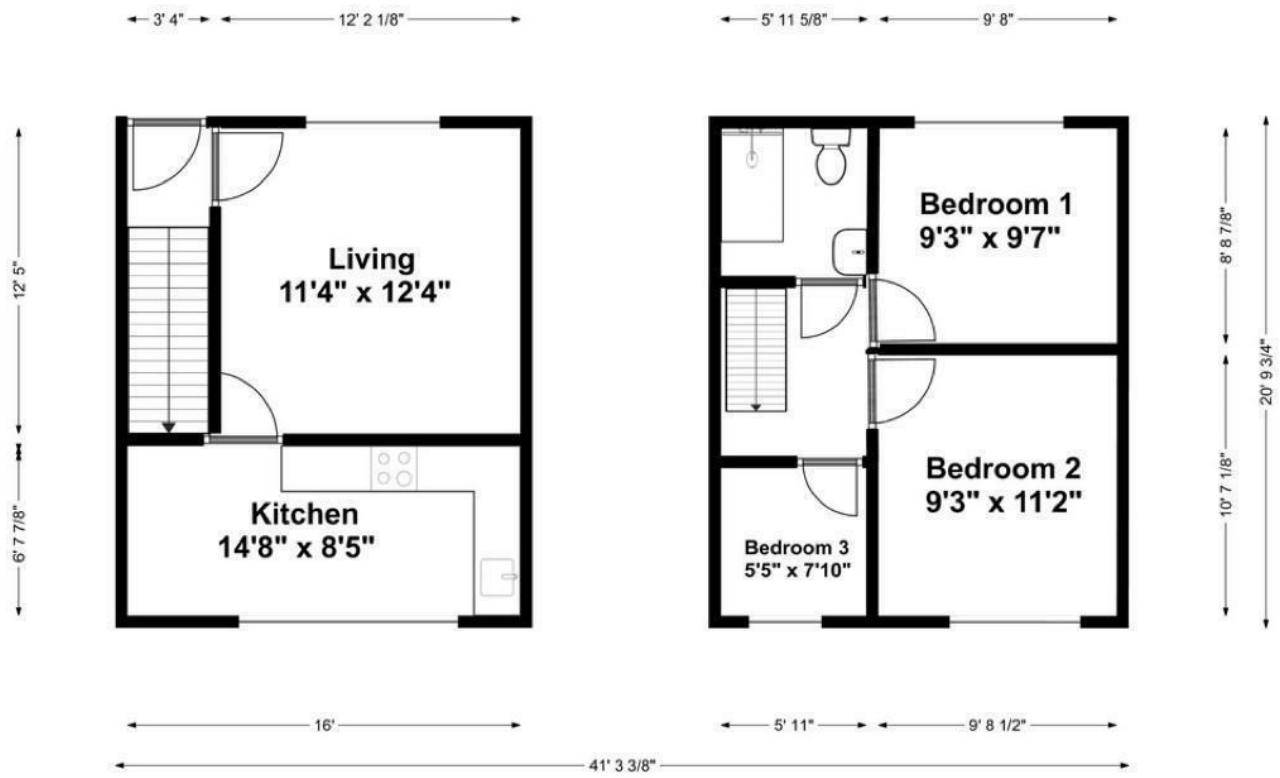
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR 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

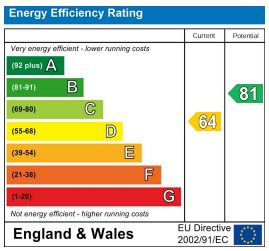


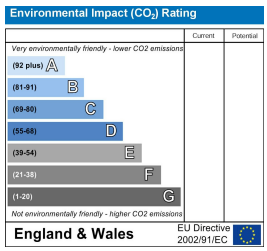
Free SD export floorplanner

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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