

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 115 Victory Avenue

Paddock, Huddersfield, HD3 4HF

Price guide £114,500



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**\*STONE BUILT TWO BEDROOM END TERRACE\*  
ENCLOSED GARDEN \* IDEAL FOR FIRST TIME BUYERS OR  
A YOUNG FAMILY\* NO UPWARD CHAIN\***

Peter David Properties are pleased to present to the open market this SPACIOUS, WELL PRESENTED, TWO BEDROOM END TERRACE with a DRIVEWAY (with parking for two cars) and an ENCLOSED GARDEN TO THE REAR.

Internally the property briefly comprises; an entrance porch, a good-sized living room, a kitchen/diner, two double bedrooms and a house bathroom. Also benefiting from double glazing and central heating throughout.

Externally the property benefits from a large private and enclosed garden to the rear with a grassed and decked area.

Located in the popular residential area of Paddock and only a short drive to Huddersfield town centre it is a perfect location to access surrounding cities such as Leeds and Manchester via train or the M62 network. There are a number of excellent schools within close proximity. Viewing is highly recommended.

## **Entrance Porch**

Enter the property through a PVCu door into the entrance porch, with stairs rising to first floor accommodation.

## **Living Room**

A modern and generous sized living room featuring an electric fire with wood surround. PVCu window overlooking front aspect.

## **Kitchen/Diner**

This kitchen/diner has cream matching wall and base units, tiled splash-backs, solid oak wood work surfaces and laminate tiled effect flooring. Comprising: a double oven, a gas hob, extractor, space for three free standing appliances and ample space for a dining table. Also benefiting from a large pantry. PVCu door and window to rear aspect.

## **Landing**

Providing access to all first floor accommodation. Access to loft.

## **Master Bedroom**

A large double bedroom with double PVCu window to front elevation.

## **Bedroom Two**

A further double bedroom with PVCu window to rear elevation

## **House Bathroom**

An impressive partially tiled house bathroom with vinyl wood effect flooring and a chrome towel rail. Comprising: WC, Vanity unit with hand basin, L-shaped bath with rainfall shower and glass door. PVCu window to rear elevation.

## **Exterior**

Externally the property benefits from a driveway to the front with parking for up to two cars. To the rear there is a large private and enclosed garden with a grassed area, a raised decked area with feature pergola. Also benefiting from outhouse for additional 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



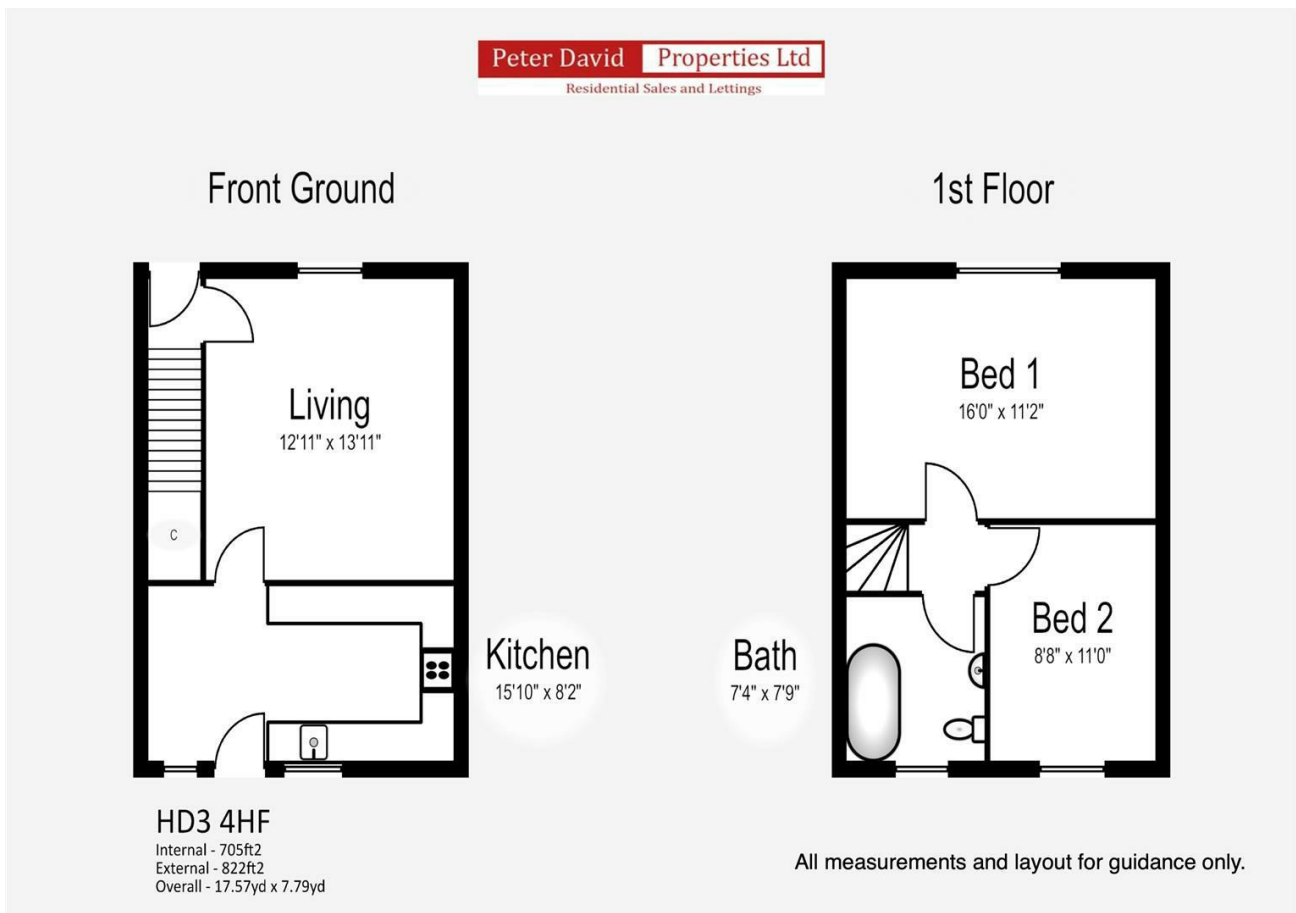
## Hybrid Map



## Terrain Map



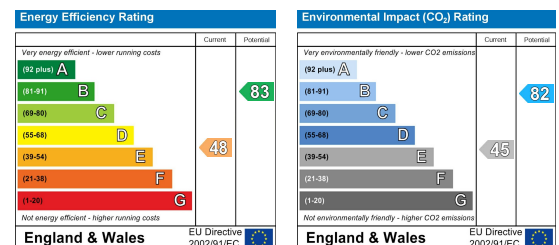
## Floor Plan



## 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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