

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 28 Warton Avenue

Lindley, Huddersfield, HD3 3ZW

Offers in the region of £225,000



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**\*IMMACULATELY PRESENTED THROUGHOUT\* THREE BEDROOM SEMI-DETACHED PROPERTY\* SOUGHT AFTER LOCATION \* CLOSE TO LINDLEY VILLAGE \***

Peter David Properties are excited to present to the open market this immaculate, modern THREE BEDROOM SEMI-DETACHED property on a popular residential development close to Lindley village, offering luxurious accommodation and everything required to suit modern family life. This property boasts a MODERN LUXURY KITCHEN, PRIVATE GARDENS, and a DRIVEWAY.

The property provides accommodation over three floors and comprises; to the ground floor: an entrance hallway, a lounge, a LUXURY kitchen/diner, and a downstairs WC. To the first floor: two bedrooms and a house bathroom. To the second floor there is a large master bedroom and an ensuite.

Located within walking distance from Lindley village, it is a perfect spot, with restaurants, bars and a supermarket on your doorstep. Just a short drive from Huddersfield town centre and the M62 network it provides access to the nearby cities of Leeds, Halifax and Manchester and also benefiting from excellent sought after schools nearby.

Viewing is highly recommended!

## Entrance Hallway

Enter the property through a composite door into the hallway with laminate flooring and stair rise to first floor accommodation. Providing access to living room.

## Living Room

A stylish living room with feature panelled wall and pale grey carpet. Benefiting from a large cupboard providing ample storage and a PVCu window to front aspect.

## Kitchen/Diner

At the heart of the home is this luxury kitchen with hi-gloss matching wall and base units, laminate flooring, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an eye level electric oven, a gas hob, an extractor fan, a fridge freezer and a ceramic sink and drainer. There is one free standing space for an appliance and ample space for a dining table. PVCu window to rear and french doors lead out to the garden.

## Ground Floor WC

Off the kitchen is this useful downstairs WC with laminate flooring. Comprising of: WC, wash basin and PVCu frosted window to the side aspect.

## First Floor:-

### Landing

A light and spacious landing providing access to two bedrooms and house bathroom. There is a light grey carpet which flows throughout the first floor accommodation. There is also a PVCu window to the side aspect. Stairs rise to second floor accommodation

### Bedroom Two

A spacious double bedroom to the rear of the property, benefiting from free standing double wardrobes and PVCu window to rear elevation.

### Bedroom Three

A single bedroom with feature panelled wall. PVCu window to front elevation.

### House Bathroom

A luxury and partially tiled modern bathroom with tiled flooring. Comprising of: WC, hand basin, bath with overhead shower and glass screen.

## Second Floor:-

## Master Bedroom

The spacious master bedroom is located on the second floor and benefits from fitted wardrobes and an en-suite. PVCu window to front elevation.

## En-Suite

A partially tiled en-suite with tiled flooring. Comprising of: WC, wash basin and glass shower cubicle. A velux window provides plenty of natural light.

## Exterior

To the rear of the property is a large private and enclosed garden. There is a large lawn with feature raised beds and a paved patio area, ideal for entertaining guests. To the front is a tarmac driveway with parking for one car and a paved walkway around the house.

## 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



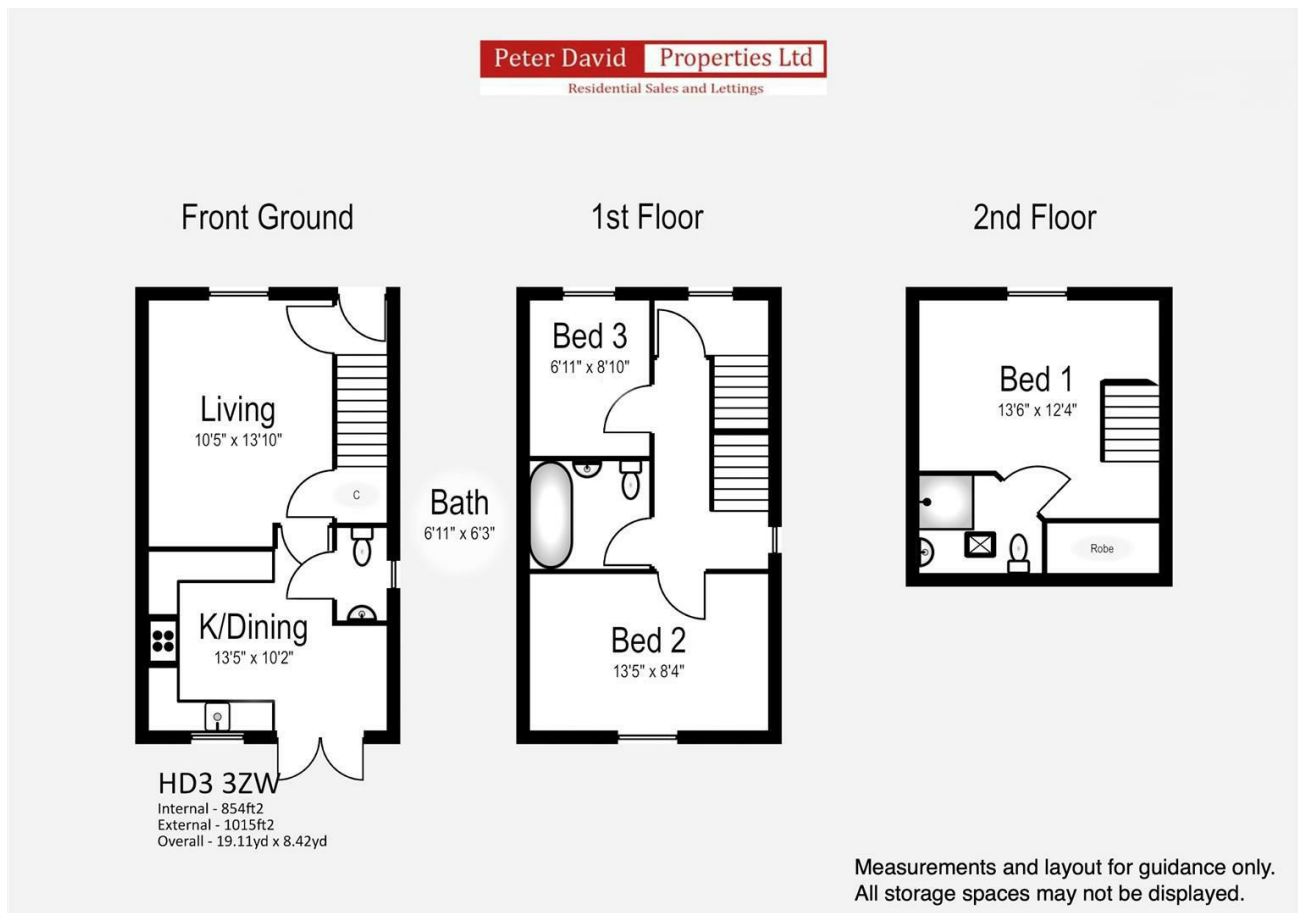
## Hybrid Map



## Terrain Map



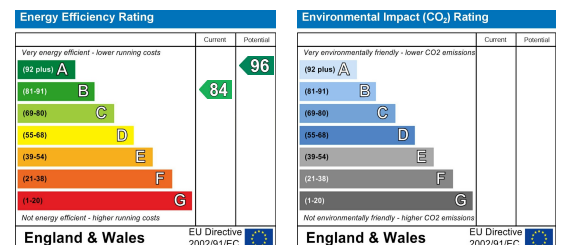
## Floor Plan



## 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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