

# Peter David

# Properties Ltd

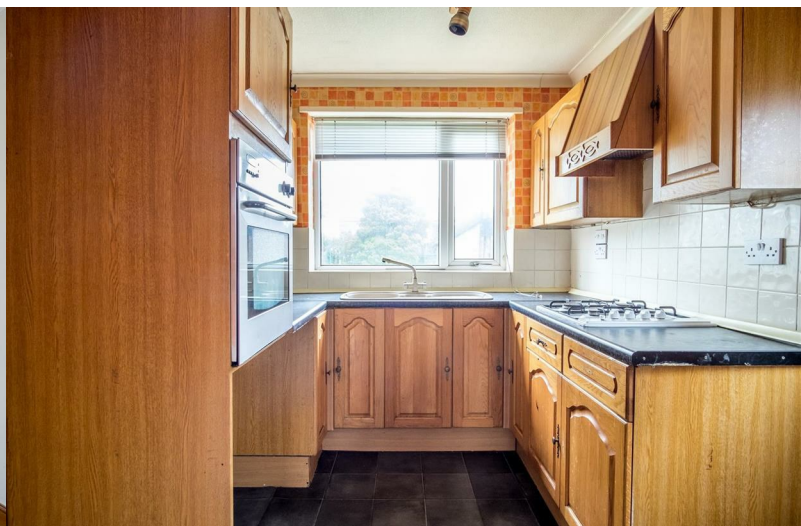
Residential Sales and Lettings



## 90 Goldington Avenue

, Huddersfield, HD3 3PU

Price guide £179,950



# 90 Goldington Avenue

, Huddersfield, HD3 3PU

**Price guide £179,950**



## Entrance Hallway

Enter the property through a PVCu door into the spacious hallway with window to the front aspect and stairs rising to first floor.

## Living Room

A generous sized living room with bay window to front aspect. Gas fire with wood surround.

## Dining Room

A second reception room with french doors to the rear aspect.

## Kitchen

A kitchen with matching wall and base units with laminate work tops. Comprising: gas hob, electric oven, tiled splash-back. Also benefiting from a large walk in pantry. PVCu door to side aspect and PVCu window to rear aspect.

## Landing

A light and airy landing with PVCu window to side elevation. Loft access.

## Bedroom One

A large double bedroom with PVCu window to front elevation.

## Bedroom Two

A second large double bedroom with PVCu window to rear elevation.

## Bedroom Three

A good sized third bedroom with PVCu window to rear elevation.

## Bathroom

A partially tiled bathroom with three piece suite,

comprising: WC, hand basin, bath with overhead shower. PVCu window to front elevation.

## Exterior

Externally the property benefits from a substantial amount of outdoor space, to the front of the property a grassed area, to the side a large driveway (with off road parking for 2 cars) and to the rear a very large grassed area, garage and shed.

## 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.

