Peter David Properties Ltd

Residential Sales and Lettings

4 Sherwood Avenue

Bradley, Huddersfield, HD2 1RF

Price guide £116,950

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Entrance Hall
Enter the property though a PVCu door into the entrance hallway, grey carpet flows up the staircase and throughout the first floor. Access to the living room and kitchen diner. Also benefiting from an under stairs storage cupboard providing additional storage space.

Living Room
The living room has laminate flooring and a large PVCu window to front aspect providing plenty of natural light. An electric fire with marble and wood surround takes pride of place. An alcove provides access to the kitchen.

Kitchen/Diner
A spacious and modern kitchen/diner with grey matching wall and base units, glitter black panel splashbacks and white laminate work surfaces. Integrated appliances consist of: an electric oven, an induction hob, an extractor fan and one space for a free standing appliance with plumbing for a washing machine. There is a breakfast bar and also ample space for a dining table. Benefiting from a stainless steel sink and drainer and two large PVCu windows to the rear of the property. There is a large walk in pantry which currently houses the fridge/freezer.

Landing
Carpeted stairs and landing providing access to two double bedrooms and house bathroom.

Master Bedroom
A large and spacious master double bedroom which runs across the full width of the house. There is a walk in wardrobe and dual PVCu windows to front elevation.

Bedroom Two
A further double bedroom with a built in wardrobe and additional storage cupboard. PVCu window to rear elevation.

House Bathroom
A fully panelled bathroom with three piece suite comprising concealed cistern WC, wash basin with vanity unit, bath with overhead shower and glass screen. Benefiting from linoleum flooring and a chrome towel rail. There is a PVCu privacy window to rear elevation.

Exterior
To the rear of the property there is a large enclosed lawned garden with two sheds, one with lighting and electrics. To the front is a tarmac drive with parking for up to two cars.

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

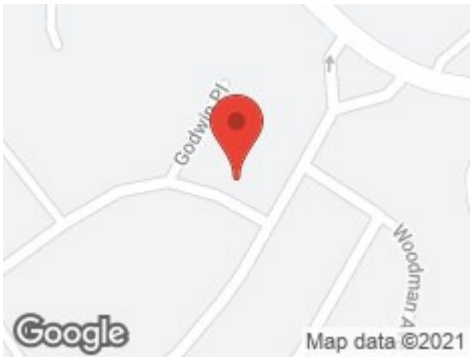
check the position for you, especially if you are contemplating travelling some distance to view the property.

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

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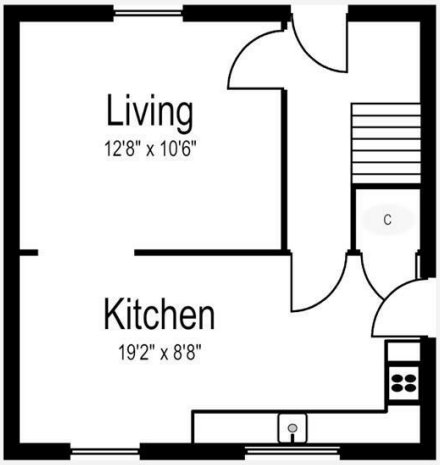
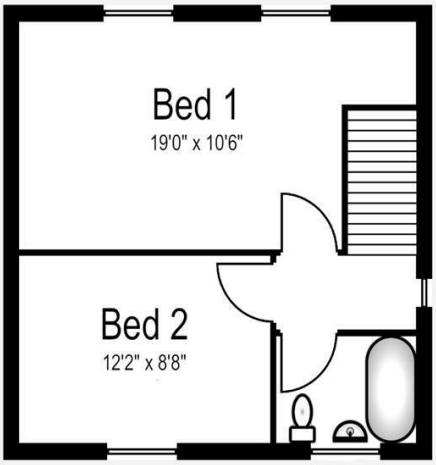
Front Ground



1st Floor



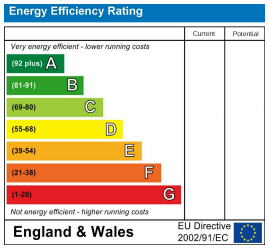
HD2 1RF
Internal - 734ft2
External - 852ft2
Overall - 16.31yd x 6.80yd

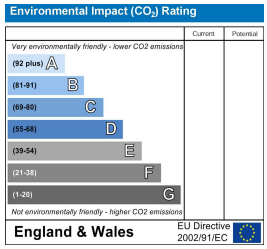
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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