

# Peter David

# Properties Ltd

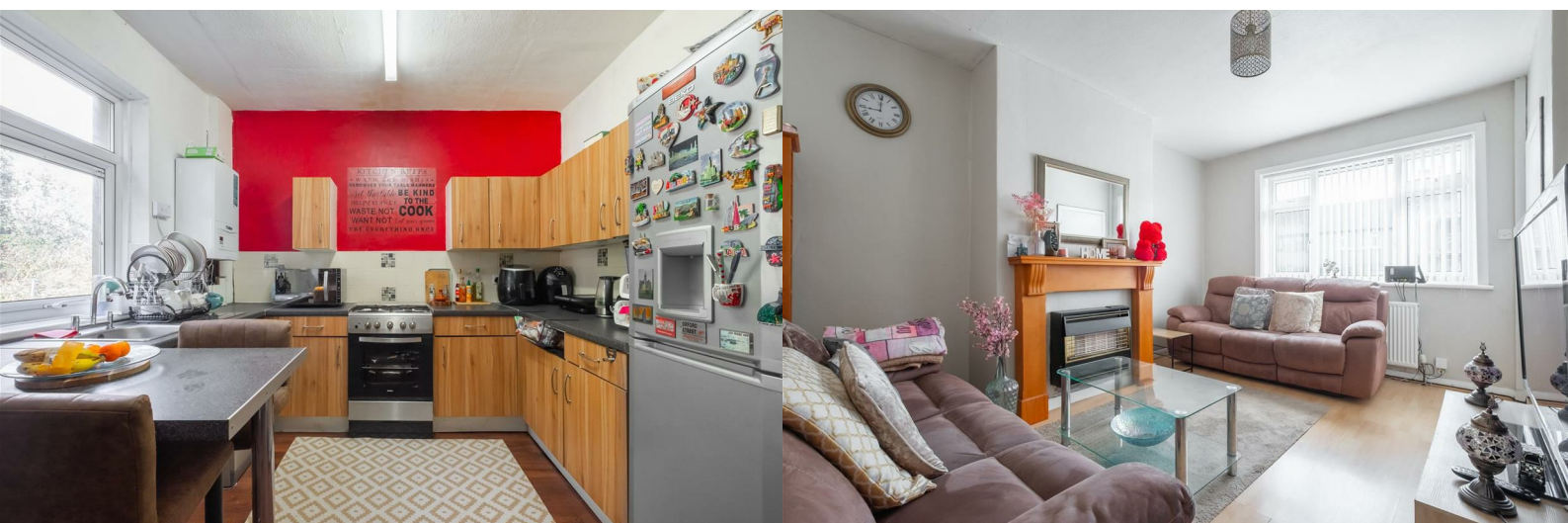
Residential Sales and Lettings



## 18 Royds Avenue

Paddock, Huddersfield, HD3 4HB

Offers in the region of £155,000



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## Entrance Vestibule

Enter the property via a PVCu door into the entrance vestibule. Carpeted stairs rise to the first floor accommodation. Access to the living room.

## Living Room

A spacious living room with laminate flooring and a wall mounted electric fire with wood surround making an ideal focal point. PVCu window to front aspect. Access to the kitchen/diner.

## Kitchen/diner

To the rear of the property is the kitchen/diner with wood effect laminate flooring, matching wall and base units, tiled splashbacks and laminate work surfaces. There is a free standing electric oven with an electric hob and a further two free standing spaces one with plumbing for a washing machine. A stainless steel sink and drainer sits under a PVCu window overlooking the rear garden. Benefiting from a breakfast bar with seating for two people and ample space for a family dining table. A further PVCu window and PVCu door out to the rear garden.

## Landing

Carpeted stairs rise to the first floor. Access to all bedrooms and house bathroom.

## Bedroom One

A spacious double bedroom with PVCu window to front elevation.

## Bedroom Two

A second double bedroom with PVCu window to rear aspect.

## House Bathroom

A fully tiled modern house bathroom with tiled flooring. Comprising of: WC, wash basin with vanity unit and a walk in shower with glass screen. PVCu privacy window to rear elevation.

## Exterior

To the rear of the property is a large garden with a lawn. To the front is a block paved driveway with off-road parking for 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



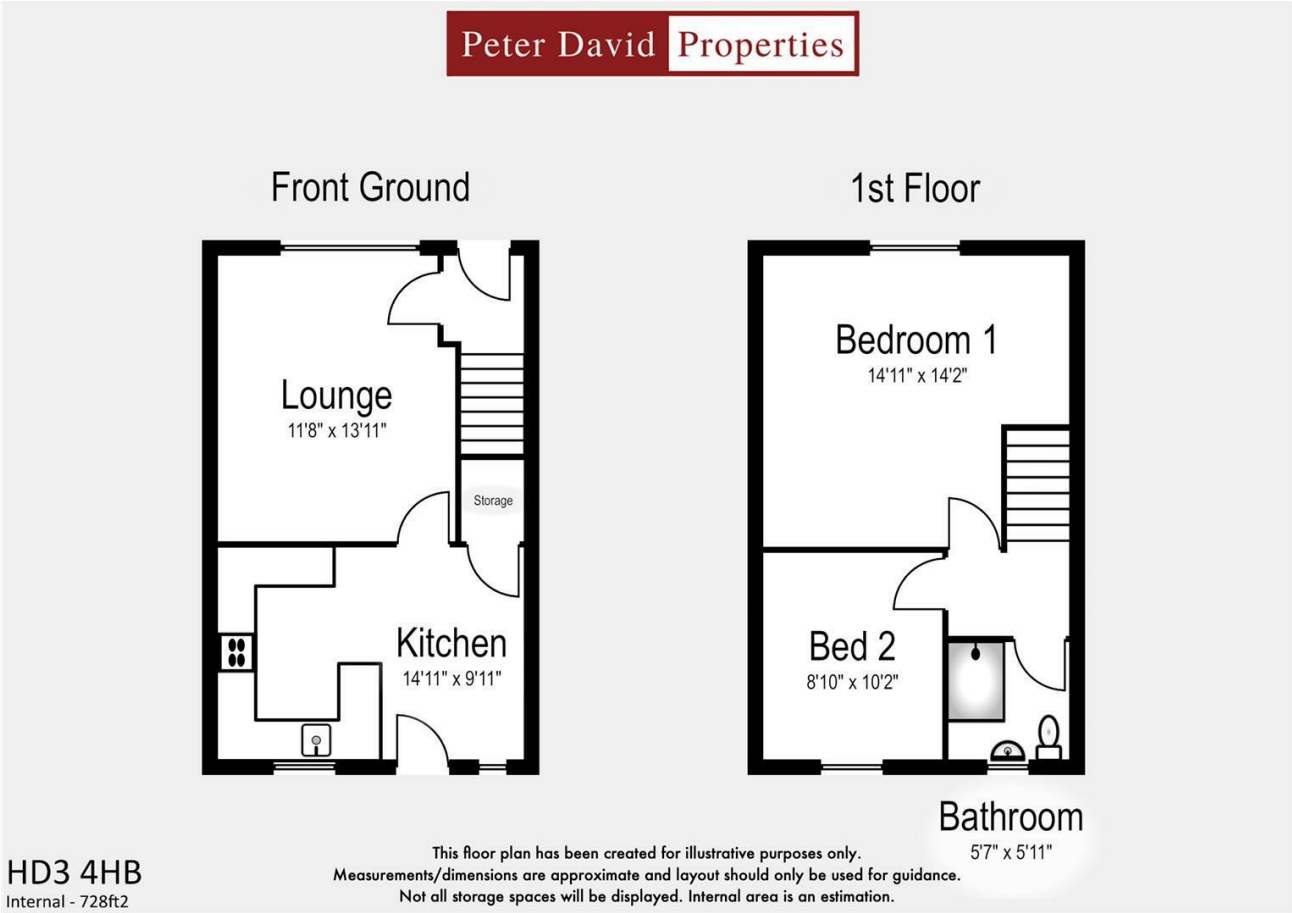
Hybrid Map



Terrain Map



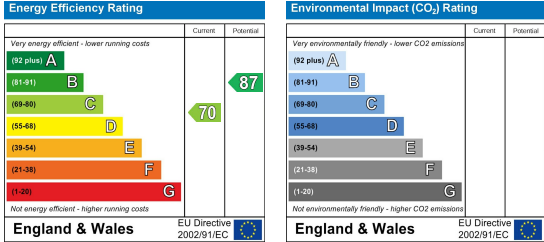
Floor Plan



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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