Peter David Properties Ltd

Residential Sales and Lettings

21 Keswick Avenue

Lindley, Huddersfield, HD3 3HH

Offers over £345,000

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Entrance Hallway
Enter via a composite door with glass side panel into this hallway. Benefiting from Karndean flooring and providing access to the living room and kitchen/diner. Stairs rise to first floor accommodation.

Ground Floor WC
A useful partially tiled downstairs WC with laminate flooring. Comprising of WC and hand basin.

Living Room
Double doors lead into this spacious living room. There is an electric fire on a marble hearth which takes pride of place and solid wood oak flooring flows through to dining room. Benefiting from a large PVCu bay window to the front aspect.

Dining Room
Set at the rear of this property this second reception room is currently utilised as a dining room and benefits from PVCu patio doors which lead out to the rear garden.

Breakfast Kitchen
A well appointed breakfast kitchen with Karndean flooring. There are wood matching wall and base units, black granite work surfaces and tiled splashbacks. Integrated appliances comprise of: an eye level double electric oven, a gas hob, an extractor fan, a fridge freezer, a dishwasher, a washing machine, and a sunken dual stainless steel sink. There is a breakfast bar with seating for three people. Two PVCu windows to the rear provides plenty of natural light and a composite door leads out to the side of the property. An integral door leads through to the garage.

Landing
To the first floor accommodation is a delightful stairway with oak balustrade and neutral carpet. Access to all bedrooms and house bathroom. There is access to the partially boarded loft.

Master Bedroom
A spacious master bedroom with fitted wardrobes. Featuring an archway through to the dressing area and en-suite. Two PVCu windows to front elevation

En-Suite
A partially tiled en-suite with Karndean flooring. Comprising of: WC, hand basin and bath with shower attachment. Featuring a mirrored wall cabinet and PVCu privacy window to front elevation.

Bedroom Two
A second double bedroom with fitted wardrobes. PVCu window to rear elevation.

Bedroom Three
A double bedroom with fitted wardrobes. PVCu window to rear elevation.

Bedroom Four
A single bedroom (could be utilised as an office) with fitted wardrobes. PVCu window to rear elevation.

House Bathroom
A luxury modern fully tiled house bathroom benefiting from ceramic tiled flooring and floor to ceiling storage cupboards. Comprising of: a concealed cistern WC, a hand basin with vanity unit, a double shower with glass screen and rain head shower. Also featuring an illuminated mirror, chrome towel rail. PVCu privacy window to side elevation.

Exterior

To the rear of the property there is a large private and enclosed garden, with paved patio area and lawn. To the front there is tarmac driveway (with parking for two cars) leading to a integral single garage with up and over door. There is also a further lawned area to the front aspect.

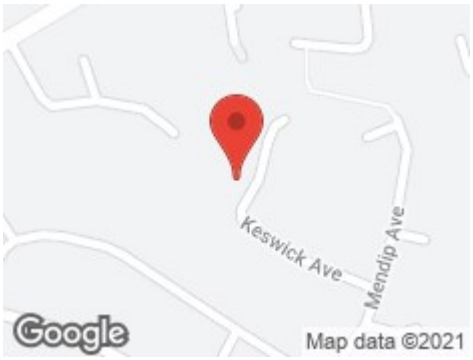
Mortgages

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.

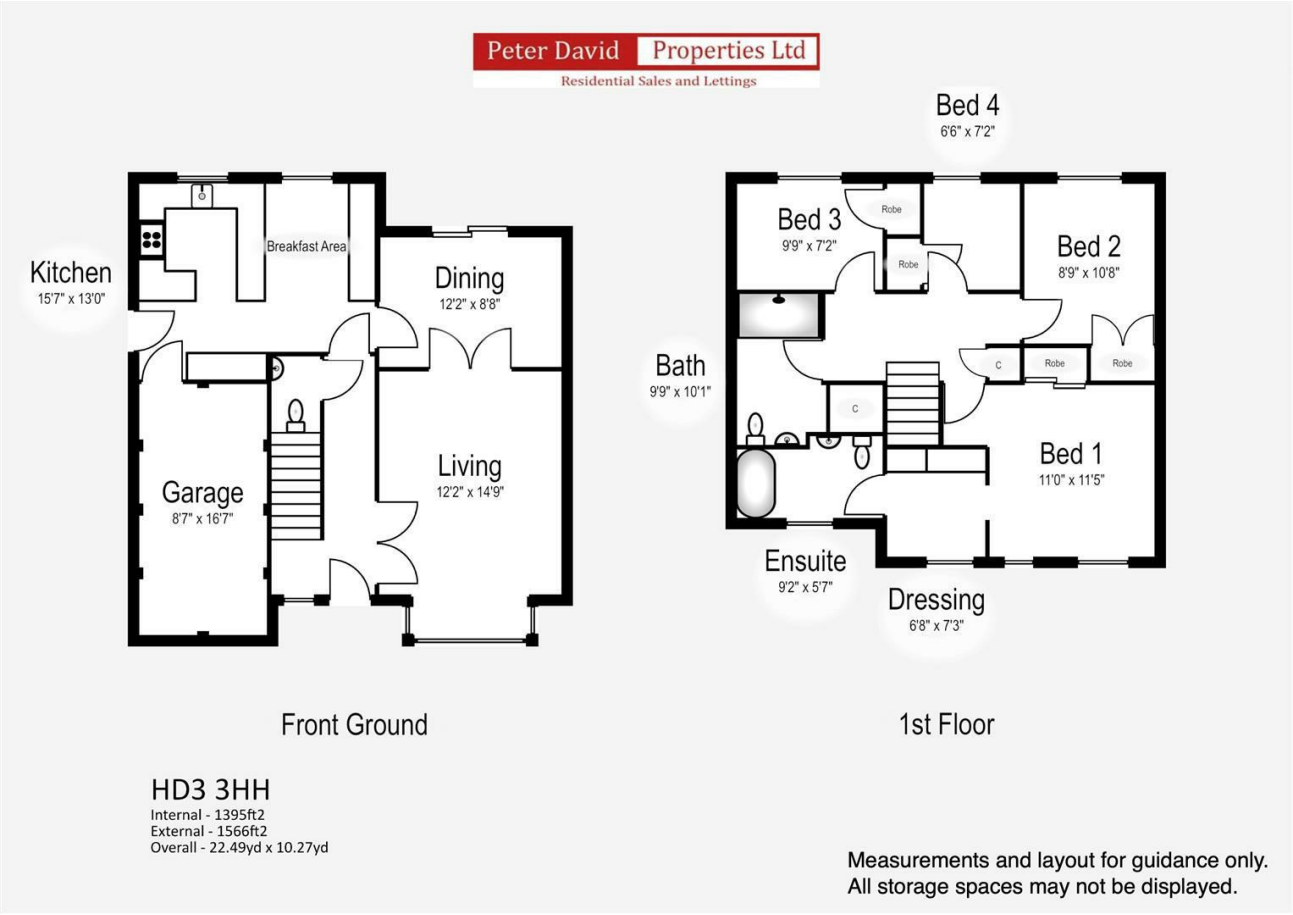
Road Map



Hybrid Map

Terrain Map

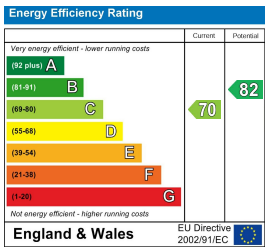
Floor Plan

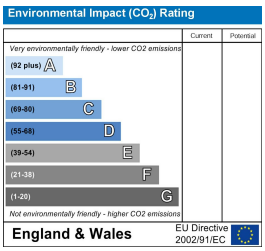


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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