

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 9 Lindley Avenue

Lindley, Huddersfield, HD3 3QU

Offers in the region of £159,950



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## Entrance Hallway

Enter the property through a composite door into the entrance hallway. Stairs rise to the first floor and benefits from a brand new carpet.

## Living Room

A spacious living room with a gas fire and wood surround taking pride of place. PVCu window to front aspect. Access to kitchen/diner

## Kitchen Diner

To the rear of the property is the kitchen diner with a brand new vinyl flooring. Comprising of matching wall and base units, laminate worksurfaces and tiled splashbacks. There is a free standing gas oven with a gas hob, an extractor and a Belfast sink. There is a space for a fridge freezer within the kitchen units and also one free standing space for a washing machine. There is ample space for a dining table and also a useful large under stairs storage cupboard. Three PVCu windows overlook the rear garden and a composite door leads out to the patio area.

## Landing

A landing with a PVCu window to side aspect. Access to both bedrooms and house bathroom.

## Bedroom One

To the front is a spacious double bedroom with neutral carpet and walk in wardrobe. PVCu window to front elevation.

## Bedroom Two

To the rear is a second double bedroom with PVCu window to rear aspect.

## House Bathroom

A spacious partially tiled house bathroom with vinyl flooring comprising of: WC, a wash basin, a bath with shower attachment and a shower cubicle with glass sliding door. PVCu privacy window to rear elevation.

## Exterior

To the rear of the property is an enclosed tiered garden with a paved patio area, a further decked area with raised beds and a further area with an abundance of shrubs.

To the front of the property is a paved pathway, off road parking for one car and a raised gravelled area. There is an access gate to the side of the property leading round to the rear and a useful 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.

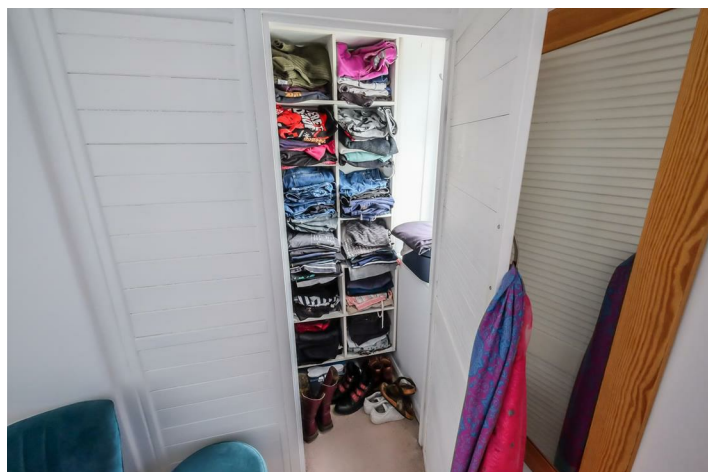
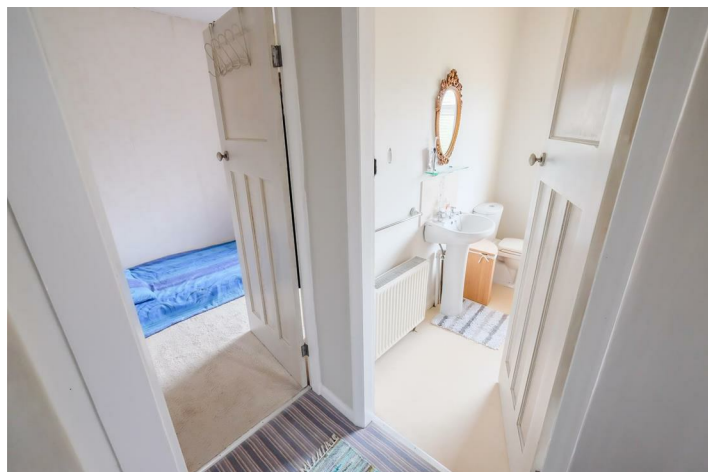
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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.



## Road Map



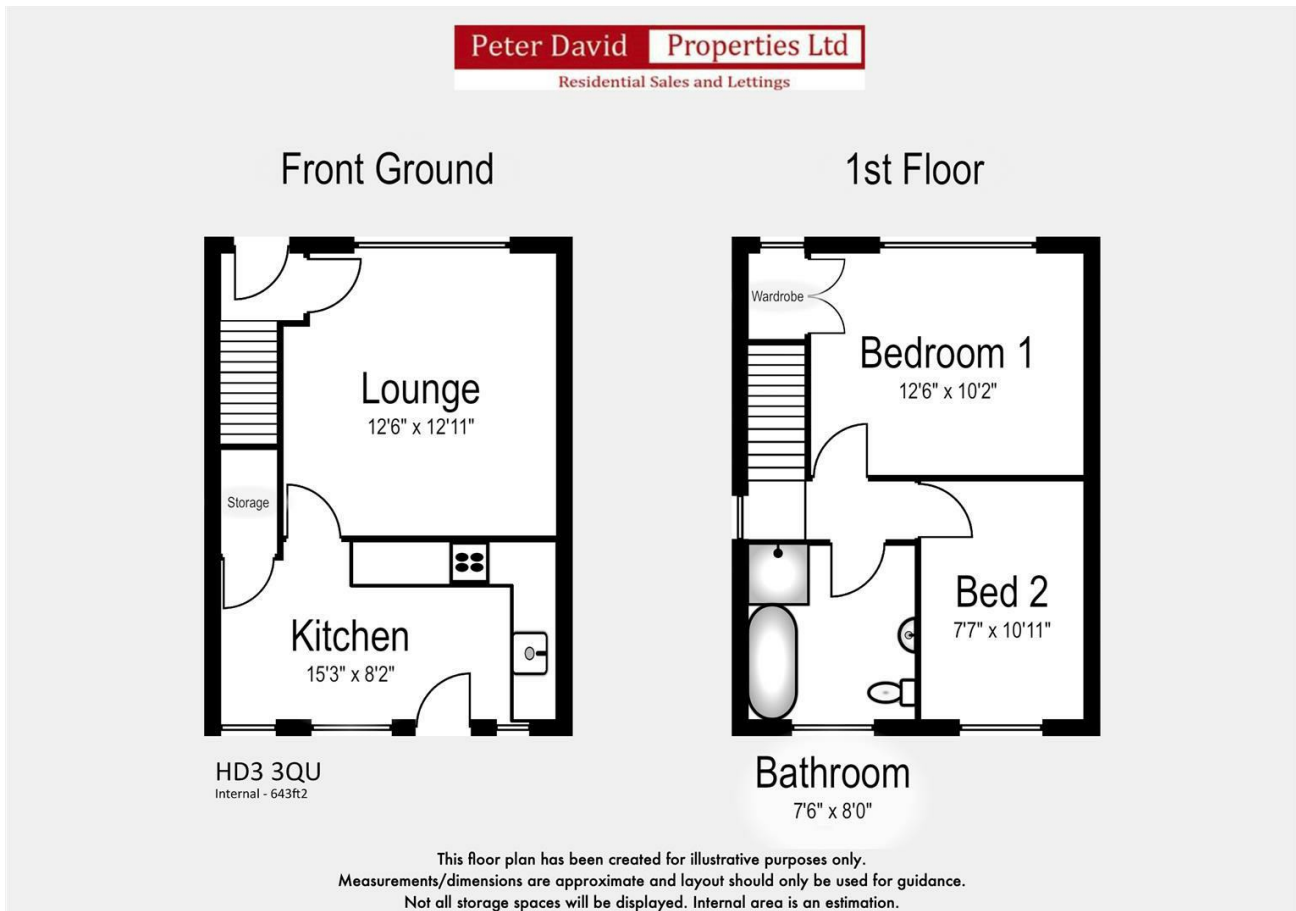
## Hybrid Map



## Terrain Map



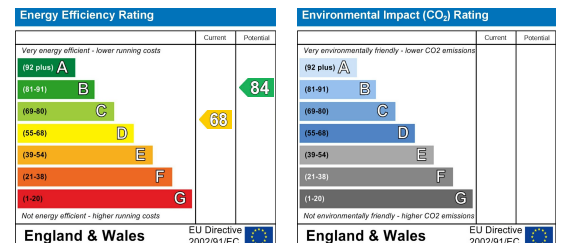
## Floor Plan



## 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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