Peter David Properties Ltd

Residential Sales and Lettings

108 Woodedge Avenue

Dalton, Huddersfield, HD5 9UX

Offers in the region of £175,000

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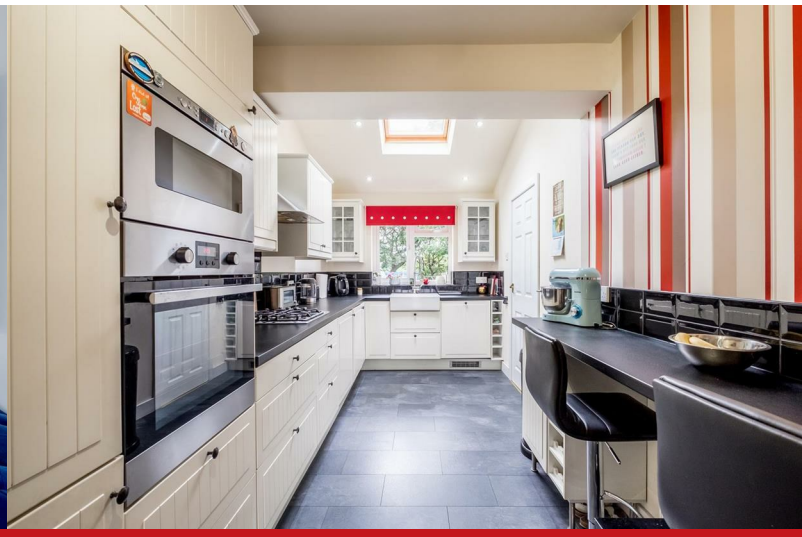

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Entrance Hallway
Enter the property via a PVCu door with glass side panel into this entrance hallway with laminate flooring. Stairs rise to first floor accommodation. Access to the kitchen and living room.

Living Room
A spacious and modern living room with a feature remote real flame gas fire on a marble hearth and marble surround. Solid wood and glass doors lead through to the dining room. PVCu leaded window to front aspect.

Dining Room
The dining room is set at the rear of the property and forms part of the extension. Featuring laminate flooring, a Velux window and PVCu patio doors leading out onto the decking. Access to the kitchen.

Kitchen
A spacious galley kitchen which also forms part of the extension. The kitchen has matching wall and base units, laminate flooring, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: eye level electric oven and a microwave, a gas hob, an extractor fan, a fridge freezer, a dishwasher and a wine rack. There is a breakfast bar with seating for three people. Also benefiting from a large storage cupboard . Plenty of natural light flows through a Velux window and PVCu window to the rear. There is also a PVCu door to the side aspect.

Landing
A landing with neutral carpet and PVCu window to side elevation. Access to two double bedrooms and house bathroom.

Bedroom One
A large double bedroom with PVCu leaded window to front elevation. Benefiting from a walk in storage cupboard.

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

House Bathroom
A partially tiled modern house bathroom with ceramic tiled flooring. Comprising of: WC, wash basin, free standing claw foot bath, corner shower cubicle and ceramic cream towel rail. PVCu privacy window to rear elevation.

Exterior
To the rear of the property there is a private and enclosed garden with a newly built decked area and steps leading down to an artificial lawn. The rear garden is not overlooked and has views into the woods making this an ideal place to entertain guests or relax and unwind. There is a large decorative gravelled area to the side of the property. To the front is a tarmac driveway with 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.

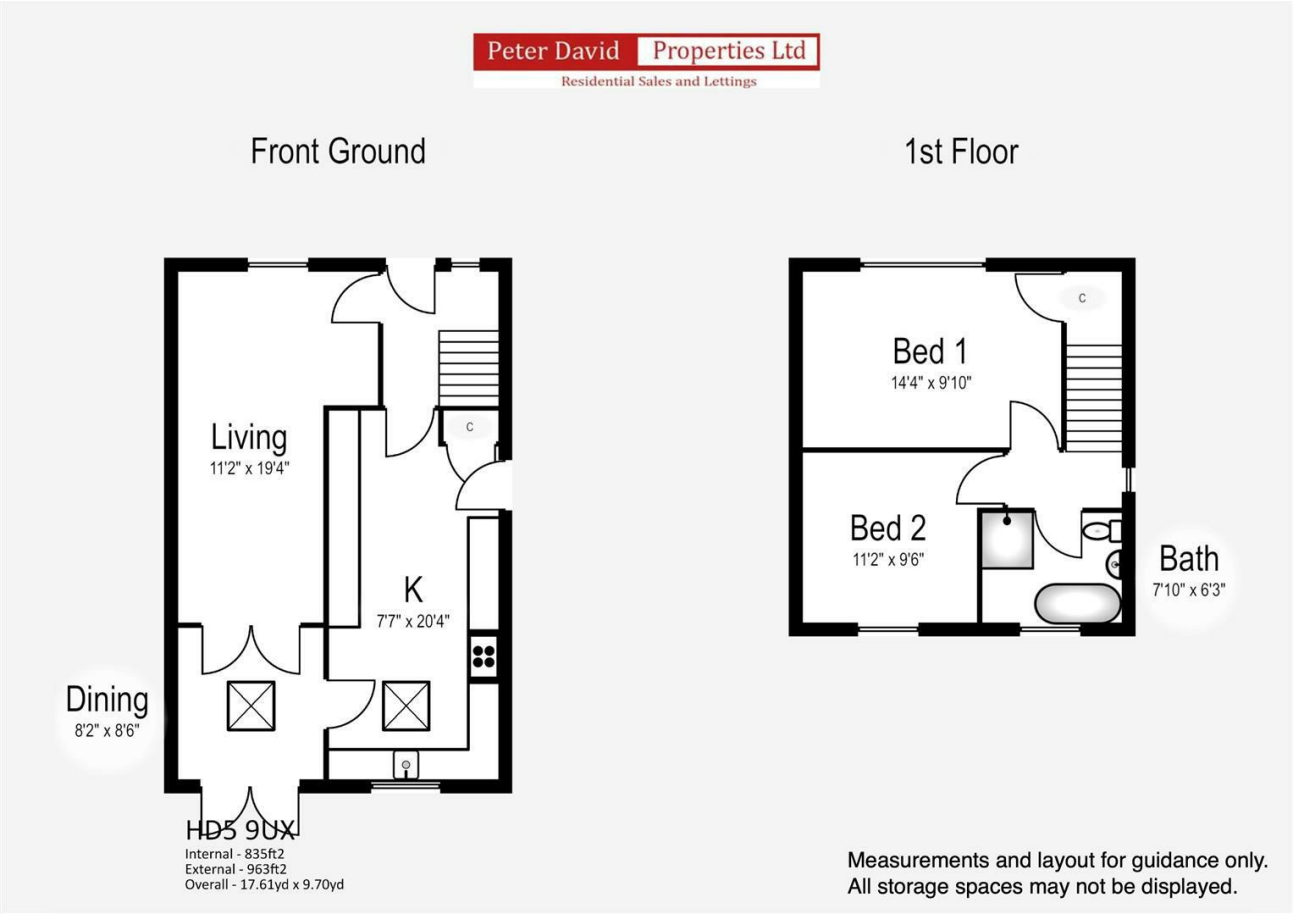
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

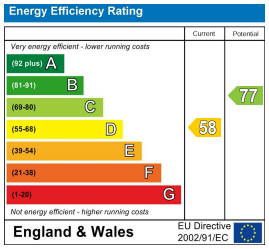
Floor Plan

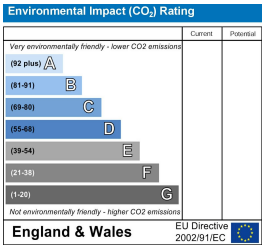


Viewing

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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