Peter David Properties Ltd

Residential Sales and Lettings

8 St. Annes Avenue

Ainley Top, Huddersfield, HD3 3RU

Offers in the region of £250,000

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Entrance Hallway
Enter the property via a PVCu front door with a privacy glass panel into the entrance hallway with carpeted flooring. The hallway provides access to the living room, the kitchen and the under stairs storage cupboard housing the boiler. Stairs rise to the first floor accommodation.

Living Room
A well appointed spacious living/dining room featuring a living flame gas fire sitting on a marble hearth with solid ash fire surround. To the front aspect is a PVCu window allowing plenty of natural light to flow through. Patio doors provide access to the conservatory.

Kitchen
The kitchen is set to the rear of the property comprising solid ash wall and base units, charcoal laminate work surfaces, tiled splash-backs and a composite sink and drainer. Integrated appliances include an double electric oven with grill, a four ring gas hob and an extractor as well as separately integrated fridge freezer. There is space for a freestanding appliance including plumbing for a washing machine. There is a PVCu window looking out to the conservatory.

Conservatory
A large conservatory to the rear of the property. Benefitting from solid oak panel flooring, this would also make a brilliant dining room as exemplified by the vendor. The conservatory also benefits from fully comprising perfect fit blinds across every window. Patio doors lead out to the garden.

Landing
The landing provides access to all the bedrooms, the house bathroom and the attic room. PVCu window to the side elevation.

Bedroom One
A large carpeted double bedroom to the front of the property. A PVCu window to the front aspect letting in plenty of natural light.

Bedroom Two
A second carpeted double bedroom to the rear of the property. A PVCu window to the rear aspect.

Bedroom Three
A single bedroom to the front of the property. A PVCu window overlooking the front garden.

House Bathroom
A fully tiled house bathroom comprising of a WC, a wash basin, and a bath. A PVCu privacy window to the rear elevation.

Attic Room
A very attractive, useful attic room currently used as a gym but would make a great office space. Eaves storage surrounds the edges of the room benefitting from electrical lighting and sockets and there is a Velux window to the rear aspect. The room is 11"2 x 9"7 and has a wooden ladder to access.

Exterior
The property boasts a rear enclosed garden with a flagged stone steps leading to a decked gazebo perfect to entertain guests! To the side of the lawn area is a single garage with an up and over door providing exceptional storage options. To the front/side aspect

is a flagged stone driveway providing off road parking for up to four cars. To the front is a garden with lawn and herbaceous borders and a stone wall.

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

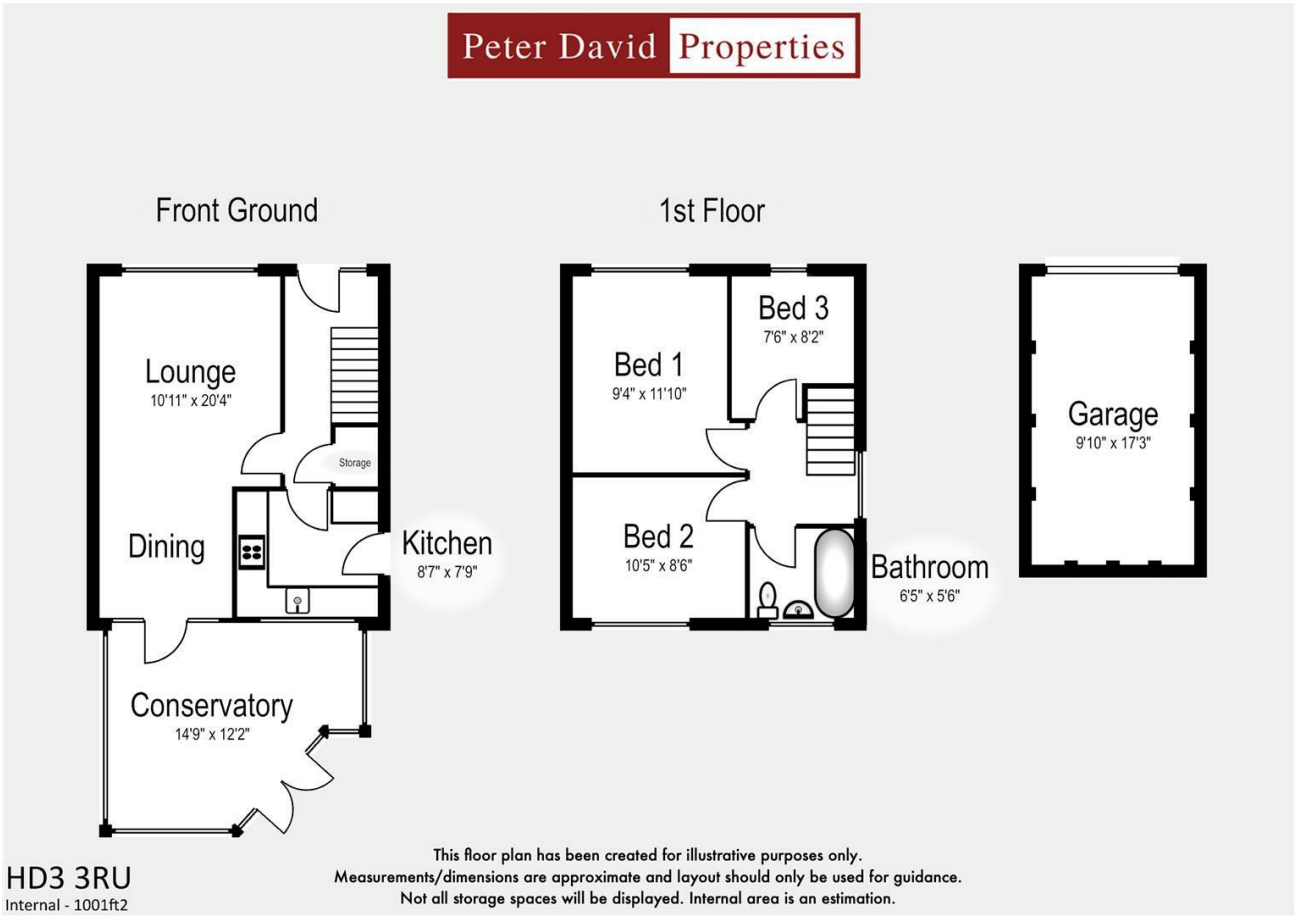
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

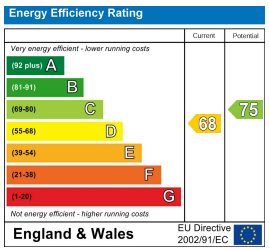
Floor Plan

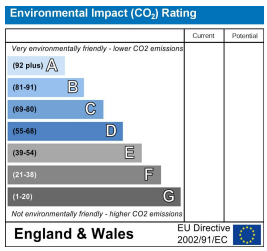


Viewing

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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5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk