



9 Weavers Avenue

Golcar, Huddersfield, HD7 4RR

Offers in the region of £244,995



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Entrance Hallway

Enter the property through a composite door into the hallway with laminate flooring. Access to the downstairs WC, kitchen and living room. Stairs rise to the first floor accommodation.

WC

A useful WC with vinyl flooring. Comprising of: WC and corner wash basin with tiled splashback.

Kitchen

A well appointed kitchen with modern white gloss matching wall and base units, laminate work surface and laminate splash backs. Integrated appliances consist of an electric oven, a four ring gas hob with stainless steel splashback, an extractor fan and an inset stainless steel sink and drainer situated below a PVCu window to the rear aspect. The kitchen also benefits from a further three free standing spaces for appliances (one with plumbing for a washing machine).

Living Room

To the rear of the property is a spacious living room with space for a dining table. Full length PVCu patio doors with glass side panels lead out to the rear garden and provide plenty of natural light.

Landing

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

Master Bedroom

A spacious master bedroom set to the rear of the property with a PVCu window to the rear elevation. Access to the en-suite.

En-Suite

A partially tiled modern en-suite bathroom with vinyl flooring. Comprising of a WC, a hand basin and a shower cubicle with a glass sliding door.

Bedroom Two

To the front of the property is a second spacious double bedroom. A PVCu window to the front aspect.

Bedroom Three

A good size single bedroom set to the rear of the property with far reaching countryside views. A PVCu window to the rear.

House Bathroom

A partially tiled house bathroom with vinyl flooring. Comprising of: a WC, a wash basin and a bath with overhead shower and glass screen. A PVCu privacy window to side aspect.

Exterior

To the rear of the property there is a two tier private and enclosed garden with a timber fence. The lower tier provides a spacious lawn and the upper tier provides a gravel and stone patio area. Side access to the front of the property. To the front of the property there is a driveway providing off road parking for up to two cars.

Mortgages

We recommend Chris Terry at Naomi Financial, 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



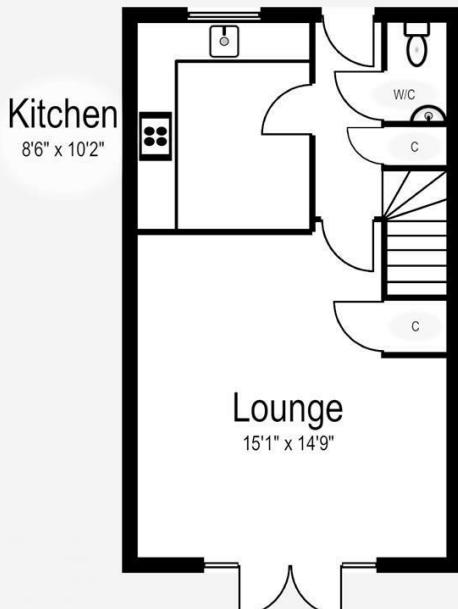
Terrain Map



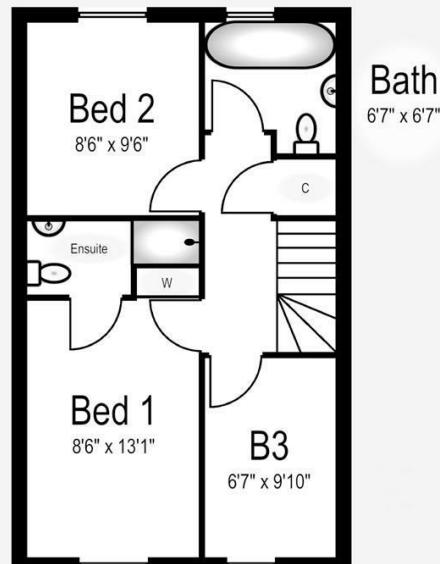
Floor Plan

Peter David Properties

Front Ground



1st Floor



HD7 4RR

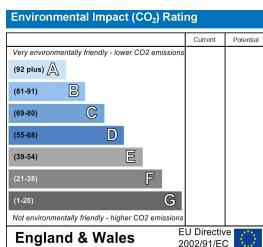
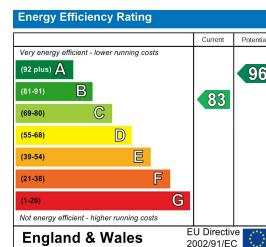
Internal - 782ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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