Peter David Properties Ltd

Residential Sales and Lettings

38 College Avenue

Lindley, Huddersfield, HD3 3LQ

Offers in the region of £225,000

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Entrance Vestibule
Enter this spacious property via a composite front door into a entrance vestibule. Grey carpet flows throughout the property and stairs rise to first floor accommodation. Access to the living room.

Living room
A spacious living room with PVCu window to front aspect.

Kitchen/Diner
This kitchen/diner is to the rear of the property and comprises: Wood effect matching wall and base units, laminate work surfaces, tiled splash backs and tiled flooring. Integrated appliances comprise of an electric oven, a four-ring gas hob, a stainless steel sink and drainer, an extractor fan, There is three free standing spaces for appliances, one with plumbing for a washing machine and ample space for a dining table. A PVCu window overlooks the rear garden and PVCu patio doors lead out to the rear garden. Access to downstairs W/C.

Ground Floor W/C
Off the kitchen is this useful ground floor WC with neutral vinyl flooring. Comprising of: a WC, and a wash basin with tiled splash backs.

Landing
Access to all bedrooms and house bathroom. Brand new grey carpet flows throughout first floor accommodation.

Bedroom One
A double bedroom with fitted wardrobes and an en-suite. PVCu window to rear elevation.

En-Suite
A partially tiled en-suite with laminate flooring comprising of a WC, a wash basin and a corner shower unit with glass panels. PVCu privacy window to the rear.

Bedroom Two
A single bedroom with PVCu window to the front aspect.

Bedroom Three
A second single bedroom benefiting from a large storage cupboard. PVCu window to front elevation.

House Bathroom
A generous sized house bathroom comprising of: a WC, a wash basin, a bath with overhead shower and glass screen and a chrome towel rail. PVCu privacy window to the side aspect.

Exterior
To the front of the property is a paved pathway to the front door, alongside a small lawn and gravelled area with mature shrubs. Additionally the property benefits from a single detached garage with off road parking for one car. To the rear is a private and enclosed tiered garden with a large lawn and patio area.

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

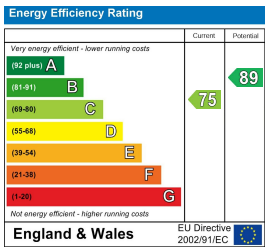
Terrain Map

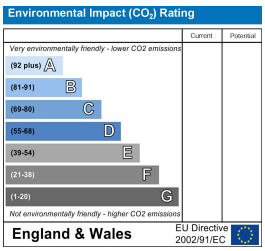
Floor Plan

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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