Peter David Properties Ltd

Residential Sales and Lettings

34 Mayfield Avenue

Huddersfield, HD5 9HW

Price guide £174,950

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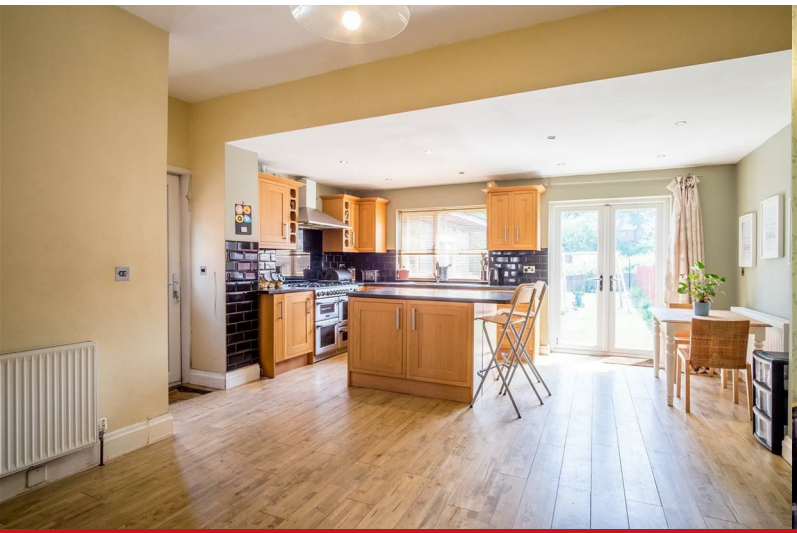

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IDEAL FAMILY HOME EXTENDED SEMI-DETACHED*

Peter David Properties are pleased to present to the open market this deceptively spacious three bedroom extended semi-detached property located in Dalton and only a short drive to Huddersfield town centre. The property is within easy reach of excellent schools, making it an ideal family home.

The ground floor comprises; an entrance hallway, a living room, a large kitchen/diner and a WC. To the first floor there are two double bedrooms, the master bedroom featuring a balcony with splendid views, a single bedroom and a house bathroom.

Externally the property benefits from off road parking for up to three cars, a gravelled area to the front and to the rear a large enclosed garden with a patio and grassed area also featuring a large summer house with a bar.

Book your viewing today!

Entrance Hallway
Enter the property through a composite door into this spacious hallway with stairs rising to the first floor. Benefiting from wood flooring which flows through to kitchen/diner and an under stair storage cupboard with plumbing for a washing machine.

Living Room
A cosy living room with large bay window to the front aspect. There is a gas fire with wood surround and marble hearth.

Kitchen/Diner
A single story extension to the rear of the property has created this large kitchen/diner providing an ideal space for family living. The kitchen has matching wall and base units with laminate work surfaces and tiled splash-backs. Featuring Integral appliances, including, a large gas range with six ring hob and extractor fan, a dishwasher and an inset stainless steel sink and drainer. Additionally there is space for a free standing american fridge freezer. There is ample space for a large dining table.

Ground Floor WC
Leading from the kitchen/diner a partially tiled ground floor WC, with a two in one wash basin and toilet Window to the side aspect.

Landing
Providing access to first floor accommodation and a loft hatch with partially boarded loft. A large window to side elevation.

Master Bedroom
A master bedroom featuring a large balcony with splendid views. Also benefiting from a large storage cupboard. PVCu patio door to balcony.

Bedroom Two
Large double bedroom with with window to front elevation.

Bedroom Three
A single bedroom with window to front elevation.

Bathroom
A fully tiled house bathroom with three piece suite comprising: WC, hand basin, bath with overhead

shower. A tiled ceramic floor and window to rear elevation.

Exterior

This property has a large enclosed rear garden with a patio and grassed area. Featuring a summerhouse with bar and space for a hot tub. There is driveway with ample parking for three cars and a gravelled area to the front.

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

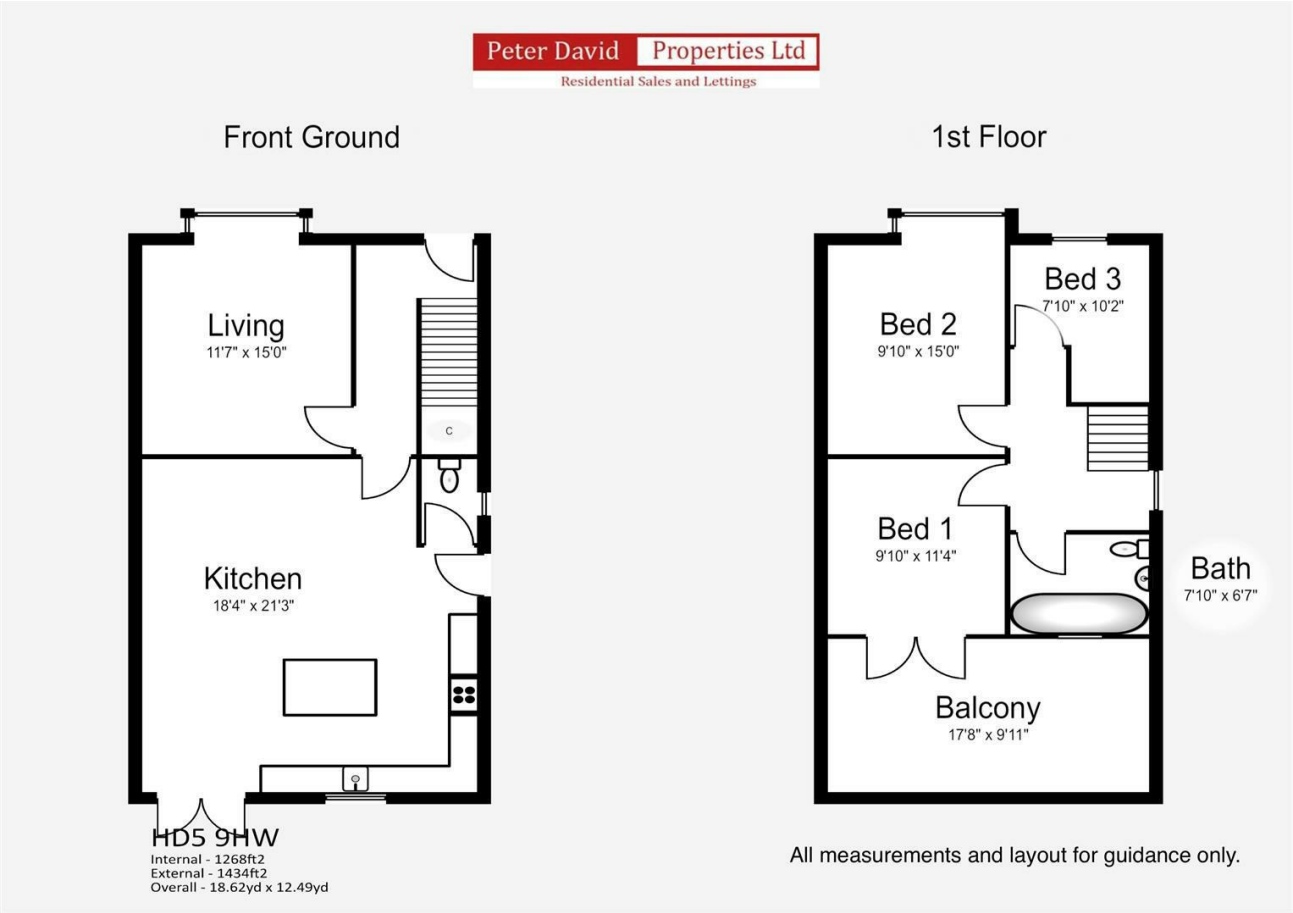
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

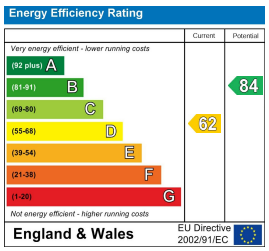
Floor Plan

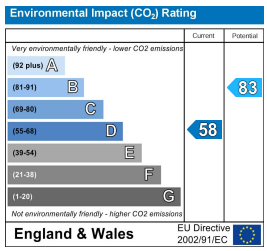


Viewing

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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