

# Peter David

# Properties Ltd

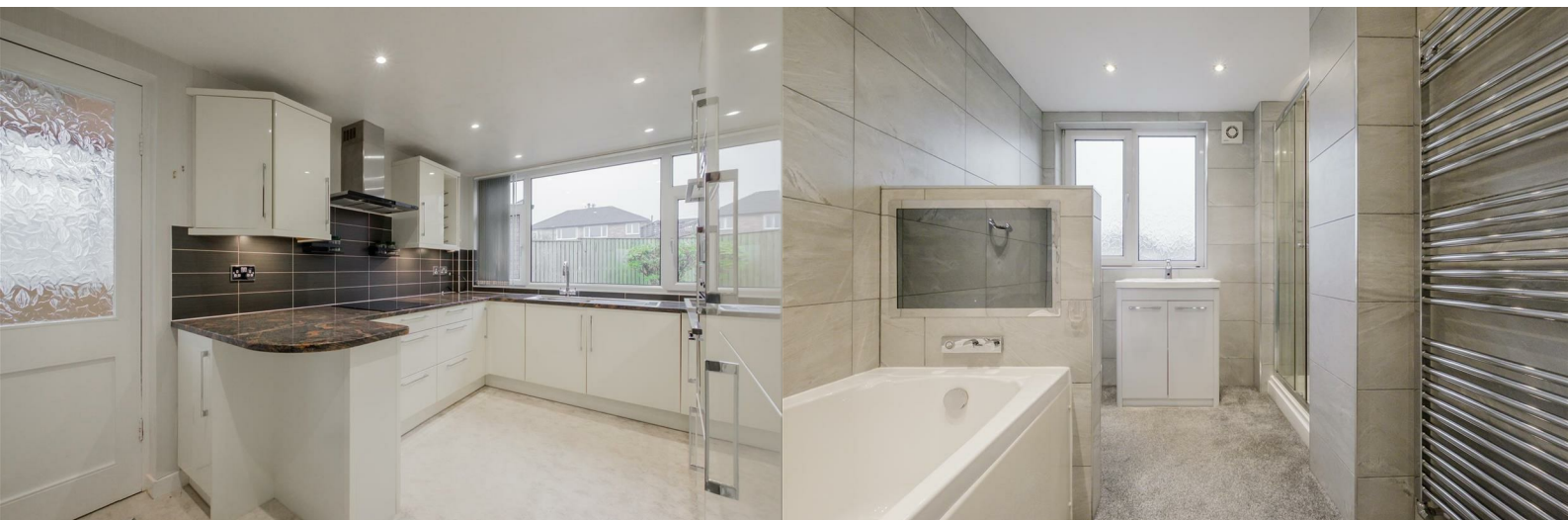
Residential Sales and Lettings



## 10 Leaffield Avenue

Golcar, Huddersfield, HD3 4TW

Offers in the region of £245,000



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## Ground Floor -

### Entrance Hallway

Enter the property via a PVCu front door into the entrance hallway with a deep pile grey carpet flowing throughout. There is access to the kitchen and carpeted stairs rise to the first floor accommodation.

### Kitchen

This kitchen continues to uphold the high, modern aesthetic throughout, boasting cream gloss wall and base units, slate grey tiled splashbacks, a granite worktop, a sunken stainless steel sink and drainer, and a small breakfast bar. Integrated appliances comprise of high range AEG appliances including; a double electric oven with a grill, a induction hob, a modern extractor fan and a washing machine. There is also a integrated fridge/freezer and a BOSCH dishwasher. Finished off with neutral linoleum flooring this kitchen can truly only be appreciated upon internal viewing! Additionally, there is a large PVCu window that provides plenty of natural light and there is access to the side porch.

### Porch

To the side of property is a useful porchway accessed via a PVCu door . The porch has PVCu windows to three sides and provides access to the kitchen.

### Dining Room

Accessed via the kitchen is a well-appointed dining room with an open plan aspect which leads through to the living room. PVCu window overlooks the rear garden.

### Living Room

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

## First Floor -

### Landing

A deep pile grey carpet flows throughout the first floor accomodation (except the third bedroom) providing access to all the bedrooms and the house bathroom.

### Master Bedroom

A generously sized master bedroom set to the front of the property with designer fitted wardrobes with neutral matt doors and a PVCu bay window to the front elevation.

### Bedroom Two

A second double bedroom with designer fitted wardrobes with cream matt doors and a PVCu window overlooking the rear garden.

### Bedroom Three

A single bedroom with natural wood fitted wardrobes/desk. PVCu window to the front elevation. This third bedroom could also be utilised as home office.

### House Bathroom

This house bathroom is a luxurious relaxing retreat showcasing high-quality fixtures and fittings throughout. It is fully tiled comprising of a WC, a wash basin set in a grey gloss cabinet with a sensored tap and a separate shower cubicle with a rain head shower and a glass screen. For ultimate relaxation is a Aqualisa smart bath with a digital filler system and a 25-inch smart TV with a ceiling speaker making this bathroom a haven of style and convenience.

### Exterior

Situated on a generously proportioned corner plot,

this property offers an array of desirable external features, including two driveways, ensuring ample parking space for residents and guests. Additionally, the house boasts surrounding gardens to three sides, with the rear lawn and patio benefiting from a south-facing orientation. The property also benefits from a single detached garage with an electric door.

### **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



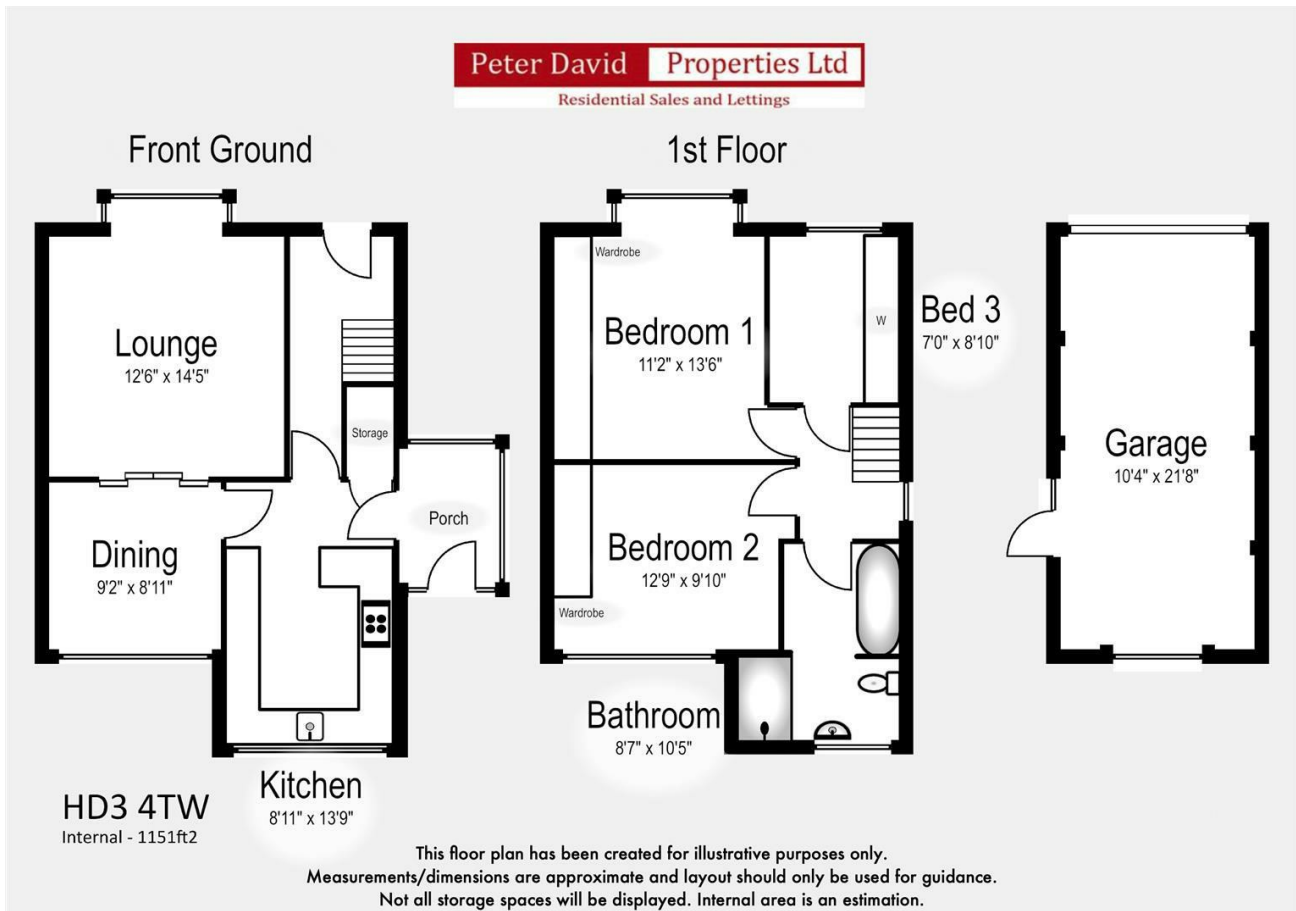
## Hybrid Map



## Terrain Map



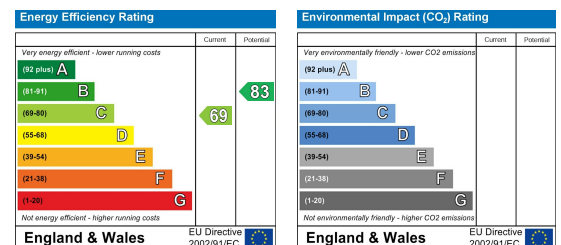
## Floor Plan



## 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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