

Peter David

Properties Ltd

Residential Sales and Lettings



8 College Avenue

Lindley, Huddersfield, HD3 3LQ

Offers in the region of £375,000



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Ground Floor -

Entrance Hallway

Enter the property via a composite door with coir matting and laminate flooring. PVCu window to side aspect. Access to a large walk in cloakroom/storage cupboard, ground floor WC and sitting/dining room. Stairs rise to the first floor.

Ground floor WC

A ground floor WC with laminate flooring. Comprising of WC, a wash basin with vanity unit and tiled splashback. Benefiting from a chrome towel rail and PVCu privacy window to the front.

Second Reception/Dining Room

To the front of the property is this spacious second reception room currently used as a dining room. There are PVCu windows to front aspect and double doors lead through to the kitchen/diner.

Kitchen/Diner

To the rear of the property is this modern and spacious kitchen diner with tiled flooring, cream matching wall and base units and granite worksurfaces. Integrated appliances comprise of: twin electric ovens, fridge/freezer, dishwasher, washing machine, wine rack and a Belfast sink under a PVCu window overlooking the rear garden. Taking pride of place in this kitchen is this large island with integrated five ring gas hob, hotplate, an illuminated filter hood extractor and ample under counter storage. There is ample space for a dining table and PVCu patio doors lead out to the rear garden.

First floor:

Living Room

To the front of the property is this spacious living room with a neutral carpet. A gas fire with marble hearth and surround makes a grand focal point. Twin PVCu windows to the front aspect provides plenty of natural light.

Bedroom Three

A large double bedroom with neutral carpet and high-spec custom fitted wardrobes, draws and dressing table with the added benefit of built in mirrors and LED lights. Twin PVCu windows to rear elevation.

Second floor:

Stairs rise to second floor landing with a neutral carpet. Access to all bedrooms, house bathroom and boarded loft.

Bedroom One

A double bedroom with laminate flooring, fitted wardrobes and PVCu window to front elevation. Access to en-suite

En-Suite (Wet Room)

A partially tiled en-suite/wet room with tiled flooring. Comprising of WC, a wash basin with vanity unit, and a walk in shower/wet room. Benefiting from a chrome towel rail and illuminated mirror.

Bedroom Two

A second spacious double bedroom with high-spec custom fitted wardrobes, draws and dressing area with the added benefit of built in mirrors and LED lights. PVCu window to rear elevation.

Bedroom Four

A fourth double bedroom with neutral carpet. PVCu window to rear elevation.

House Bathroom

A brand newly fitted fully tiled luxury house bathroom with ceramic tiled flooring. Comprising of a concealed cistern WC, a wash basin and a large bath with a rain head shower and glass screen. Benefiting from a ceramic towel rail and illuminated mirror. PVCu privacy window to front elevation.

Exterior

To the front of the property is a paved pathway with lawns

to either side. To the rear of the property is a private and enclosed garden with decked patio areas and a lawn. Benefiting from a side gate which provides access to the single garage and driveway with parking for one car.

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.

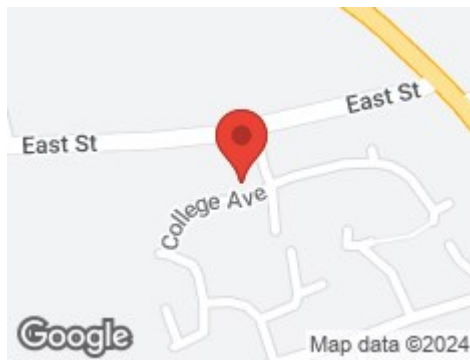
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



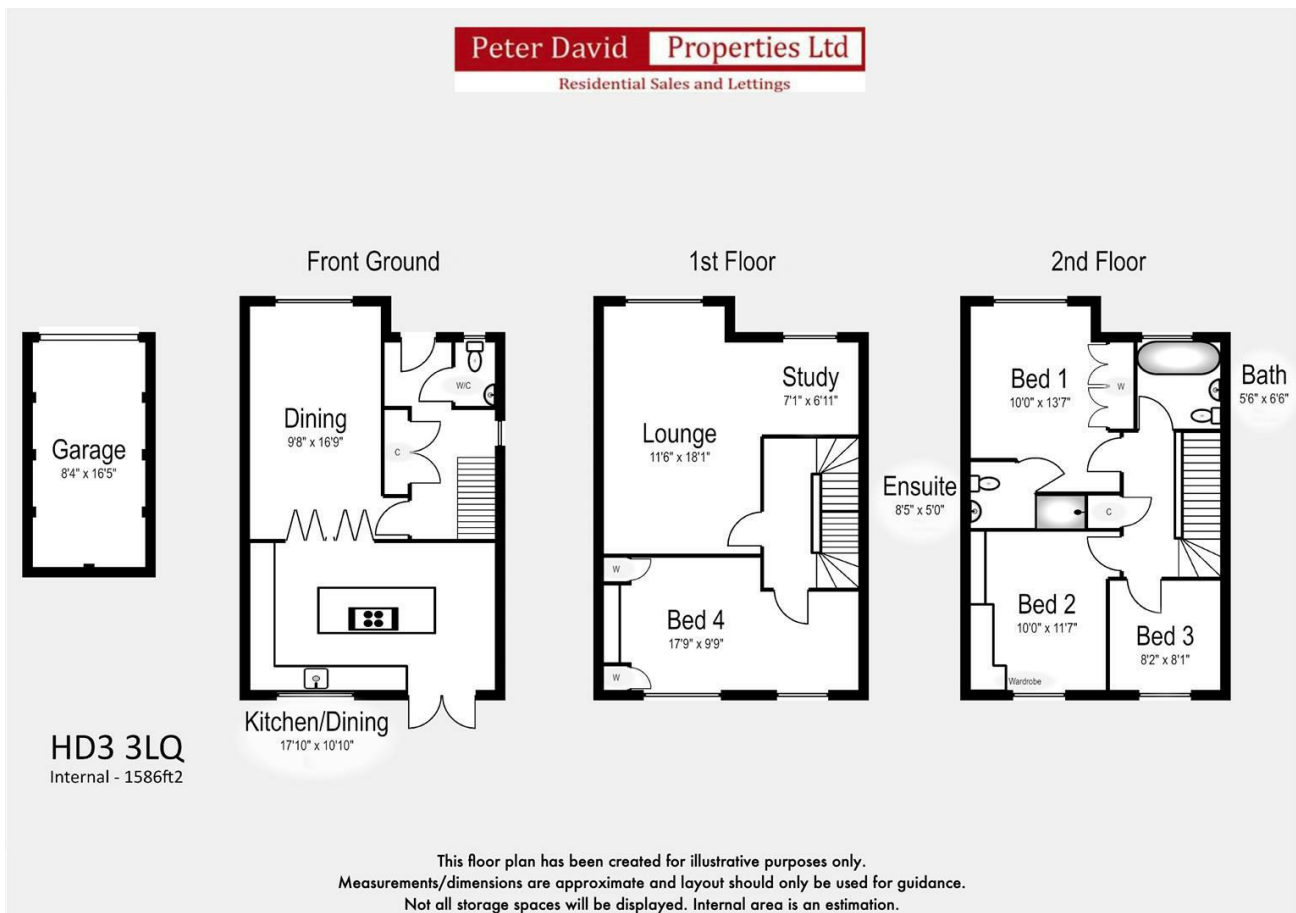
Hybrid Map



Terrain Map



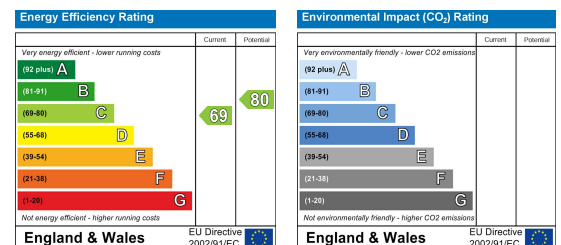
Floor Plan



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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