

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 36 Lindley Avenue

Birchencliffe, Huddersfield, HD3 3QU

Offers in the region of £250,000



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## Entrance Vestibule

Enter via a composite door into a carpet vestibule with stairs rising to first floor accommodation.

## Living Room

The living room is part of the extension and has a grey carpet. A PVCu window to front aspect.

## Dining Room

A large dining room with laminate flooring. PVCu bay window to front aspect provides plenty of natural light. Access to kitchen.

## Kitchen

A modern kitchen with wood effect laminate flooring, matching grey wall and base units, wood effect laminate work surfaces and splashbacks. Integrated appliances comprise of: two eye level electric ovens, a fridge, a 5 ring Bosch induction hob, an extractor and a ceramic sink and drainer. There is a breakfast bar with seating for two people and a useful walk in storage cupboard. A PVCu window and PVCu patio doors lead out to the rear garden. Access to the utility

## Utility

A useful utility with tiled flooring housing the boiler. There are three free standing spaces for appliances, one with plumbing for a washing machine. PVCu privacy window to rear. Access to groundfloor WC

## Groundfloor WC

A groundfloor WC with tiled flooring. Comprising of: WC and a wash basin with tiled splashback. PVCu privacy window to rear.

## Landing

Access to all bedrooms and house bathroom. Benefiting from a boarded loft with ladder.

## Bedroom One

To the front of the property is this spacious double bedroom with a neutral carpet. Two PVCu windows provide plenty of natural light.

## Bedroom Two

A second carpeted double with PVCu window to front elevation.

## Bedroom Three

A third double bedroom to the rear and benefiting from splendid views across to Emley Moor. PVCu window to rear aspect.

## Bedroom Four

A single bedroom with walk in wardrobe and PVCu window to side elevation.

## House Bathroom

A modern house bathroom with vinyl flooring. Comprising of WC, circular wash basin with underneath vanity unit, a large walk in shower cubicle with electric shower, dual showerheads and full length glass screen. PVCu privacy window to rear.

## Exterior

To the rear of the property is a private and enclosed garden with a stone mosaic patio area, a lawn and herbaceous borders. Access down the side to the front. To the front is a block paved driveway with off-road parking for two cars, a lawn surrounded by mature trees and shrubs. Benefiting from an EV charger.

## 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



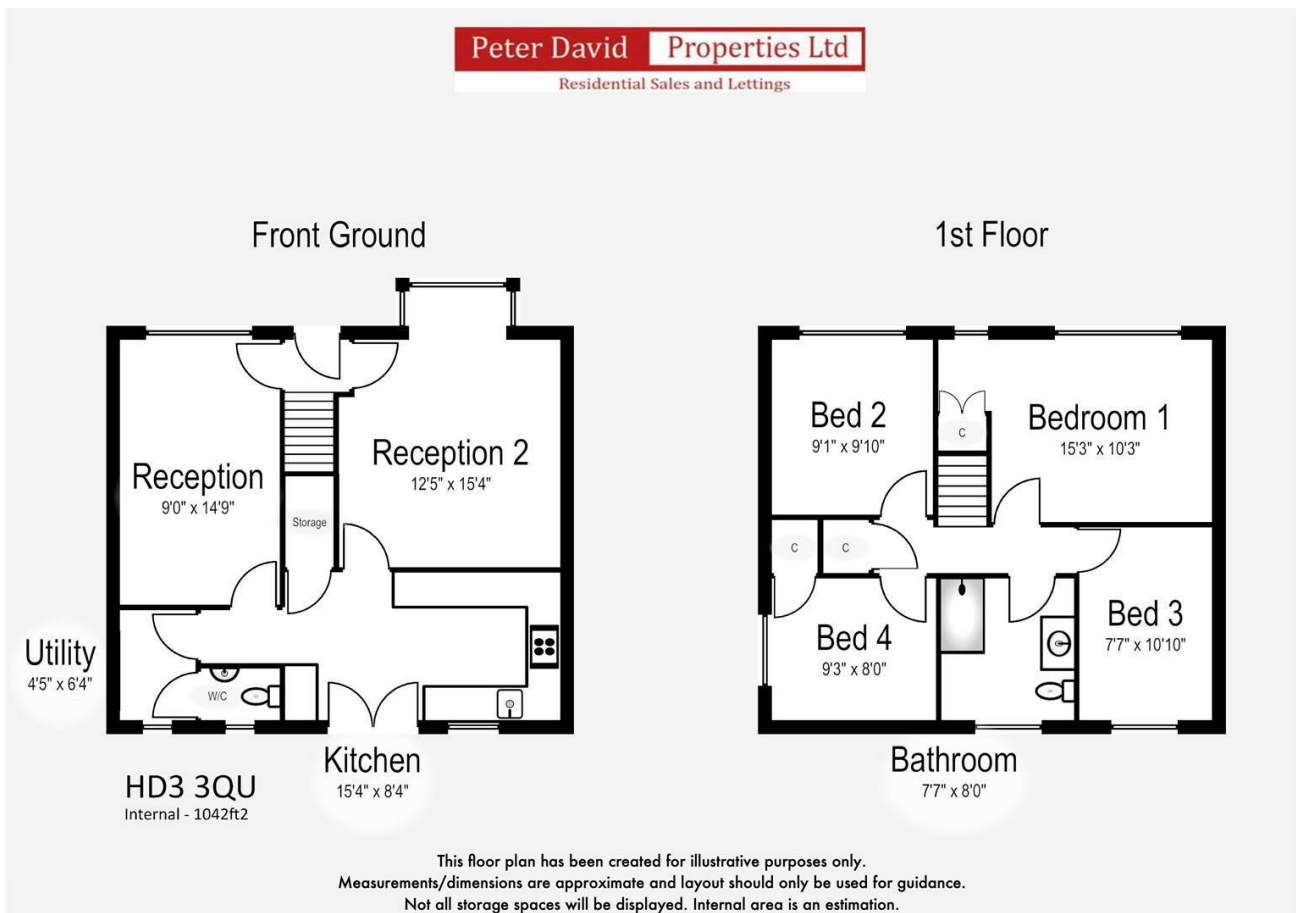
## Hybrid Map



## Terrain Map



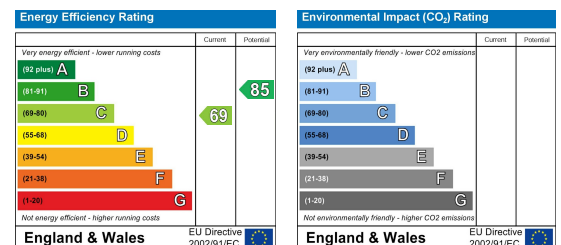
## Floor Plan



## 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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