

Peter David

Properties Ltd

Residential Sales and Lettings



50 Tennyson Avenue

Lindley, Huddersfield, HD3 3ZY

Offers in the region of £260,000



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Entrance Vestibule

Enter the property via a composite door into a carpeted vestibule with stairs rising to the first floor accommodation. Access to the living room.

Living Room

A spacious living room with a neutral carpet, walk in storage cupboard and PVCu window to front aspect. Access to the kitchen/diner.

Kitchen Diner

A kitchen/diner with new laminate flooring, cashmere hi-gloss matching wall and base units and laminate worksurfaces. Integrated appliances comprise of: an eye level electric oven, an electric hob with a stainless steel splashback, an extractor and a fridge/freezer. There is space for a washing machine and plumbing for a dishwasher. A ceramic 1.5 sink and drainer sits under a PVCu window overlooking the rear garden. There is ample space for a family dining table and PVCu patio doors lead out to the rear garden.

Ground floor WC

Off the kitchen is this useful ground floor WC with laminate flooring. Comprising of WC and wash basin with tiled splashback. PVCu privacy window to side.

Landing

Carpeted stairs rise to the landing with PVCu window to side aspect. Access to all bedrooms and house bathroom.

Master Bedroom

To the front of the property is the master bedroom with a storage cupboard and hanging space. PVCu window to front aspect. Access to the en-suite.

En-Suite

A modern partially tiled en-suite with vinyl flooring. Comprising of: WC, wash basin and shower cubicle with glass sliding doors. Benefiting from mirrored cabinet and PVCu privacy window to side aspect.

Bedroom Two

To the rear is a second double bedroom with PVCu window overlooking the rear garden.

Bedroom Three

A single bedroom with PVCu window to rear elevation.

House Bathroom

A modern partially tiled house bathroom with vinyl flooring. Comprising of : WC, a wash basin and a bath with overhead shower and glass screen. Benefiting from a chrome towel rail.

Exterior

To the rear of the property is a private and enclosed garden with a paved patio area, lawn and herbaceous border. To the rear of the garden is a tarmac driveway (off road parking for two cars) leading to a single detached garage benefiting from electrics. There is access down the side of the property to the front which has a lawn and a paved pathway to the front 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

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Road Map



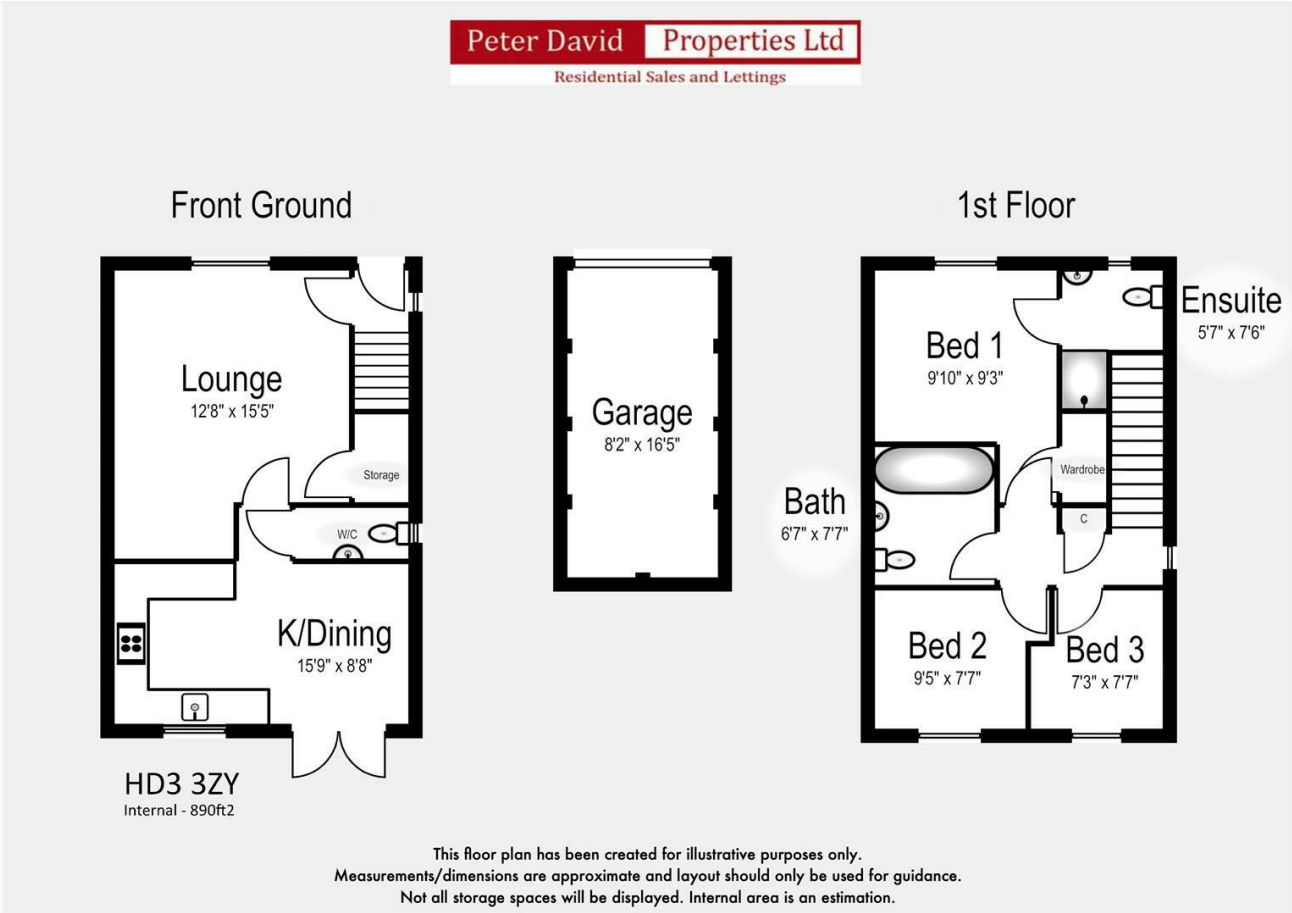
Hybrid Map



Terrain Map



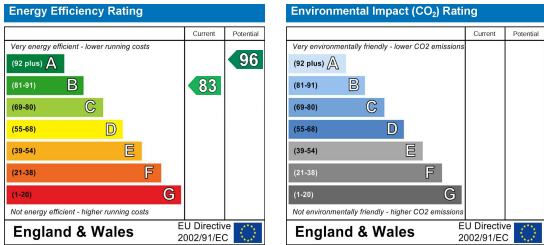
Floor Plan



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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