

Peter David

Properties Ltd

Residential Sales and Lettings



65 Brecon Avenue

Lindley, Huddersfield, HD3 3QF

Offers in the region of £395,000



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Ground Floor -

Entrance Hallway

Enter the property through a wooden door with glass panelling and hardwood double glazed side panel. Access to the living room, kitchen, W/C and stairs. Wooden flooring throughout the ground floor.

Living Room

A light, spacious living room with wooden flooring. Benefitting from a gas fire with marble hearth and wood surrounding and hard wood double glazed window to front aspect. Access to the dining room through double doors.

Dining Room

A dining room with wooden flooring. Powder coated aluminium sliding glass doors for access to the rear.

Ground Floor W/C

A ground floor W/C with wash basin and wooden flooring.

Kitchen

A spacious kitchen with matching hi-gloss wall and base units, laminate worktops and wooden flooring. Integrated appliances comprise; an induction hob, electric oven, an extractor fan and a dishwasher. The kitchen also benefits from a stainless steel sink and drainer and hard wood double glazed window to rear aspect. Access to the utility room.

Utility Room

A utility room which also has matching hi-gloss wall and base units, laminate worktops and wooden flooring. Benefitting from a stainless steel sink and drainer, a washer-dryer, a fridge freezer and access to

the rear garden via a wooden door. Hardwood double glazed window to rear elevation.

First Floor -

Landing

Access to all bedrooms and the house bathroom. New beige carpets flow up the stairs and throughout the first floor. Hardwood double glazed round window to side elevation.

Master Bedroom

A large double bedroom with fitted wardrobes. Hard wood double glazed window to front elevation.

Second Bedroom

A second double bedroom with hard wood double glazed window to rear elevation.

Third Bedroom

A single bedroom with hard wood double glazed window to rear aspect.

House Bathroom

A partially tiled house bathroom, comprising of a bath with overhead electric shower and glass screen, a WC, an inset wash basin vanity unit. Also benefitting from a storage cupboard, a chrome towel rail and hardwood double glazed privacy window to front elevation.

Exterior

To the front of the property there is parking for 2/3 cars and a lawn area. To the rear of the property is a very large lawned area with herbaceous borders, there is also a patio area with seating.

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



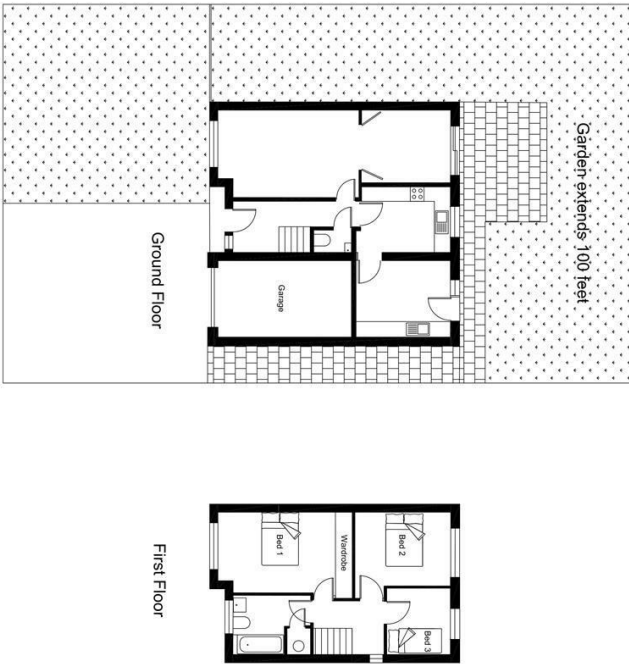
Hybrid Map



Terrain Map



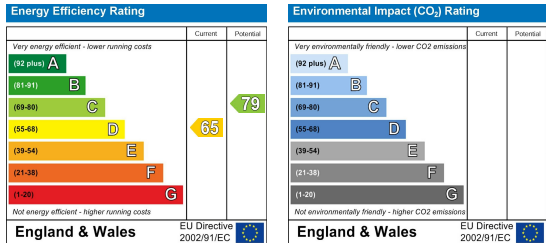
Floor Plan



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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