

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 42 College Avenue

Lindley, Huddersfield, HD3 3LQ

Offers in the region of £225,000





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## Entrance Vestibule

Enter the property via a wooden front door into an entrance vestibule with laminate wood effect flooring running throughout the first floor. Carpeted stairs rise to first floor accommodation. Access to the living room.

## Living Room

A spacious living room with PVCu window to front aspect.

## Kitchen/Diner

This spacious kitchen/diner with laminate flooring is to the rear of the property and comprises of: cream matching wall and base units, laminate work surfaces and tiled splash backs. Integrated appliances comprise of an electric oven, a four-ring gas hob, an extractor and a stainless steel sink and drainer. There are three free standing spaces for appliances, one with plumbing for a washing machine and ample space for a dining table. A PVCu window to the rear and PVCu patio doors leading out to the rear garden. Access to the downstairs WC.

## WC

Off the kitchen is this useful ground floor WC with laminate flooring. Comprising of: a WC, and a wash basin with tiled splash back.

## Landing

Carpeted stairs rise to the first floor. Access to all bedrooms and house bathroom.

## Master Bedroom

A double bedroom with fitted wardrobes and access to the en-suite. PVCu window to rear elevation.

## En-suite

A partially tiled en-suite with laminate flooring. Comprising of a WC, a wash basin and a corner shower unit with glass panels. PVCu privacy window to the rear elevation.

## Bedroom Two

A single bedroom with PVCu window to the front aspect.

## Bedroom Three

A second single bedroom benefiting from a large storage cupboard. PVCu window to front elevation.

## House Bathroom

A partially tiled house bathroom comprising of: a WC, a wash basin and a bath. PVCu privacy window to the side aspect.

## Exterior

To the front of the property is a small gravelled area with paved steps leading to the front door. Additionally the property benefits from a single detached garage with off road parking for one car. To the rear is a private and enclosed tiered garden with a lawn and patio area.

## Mortgages

We recommend Chris Terry at Naomi Financial, 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.

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Road Map



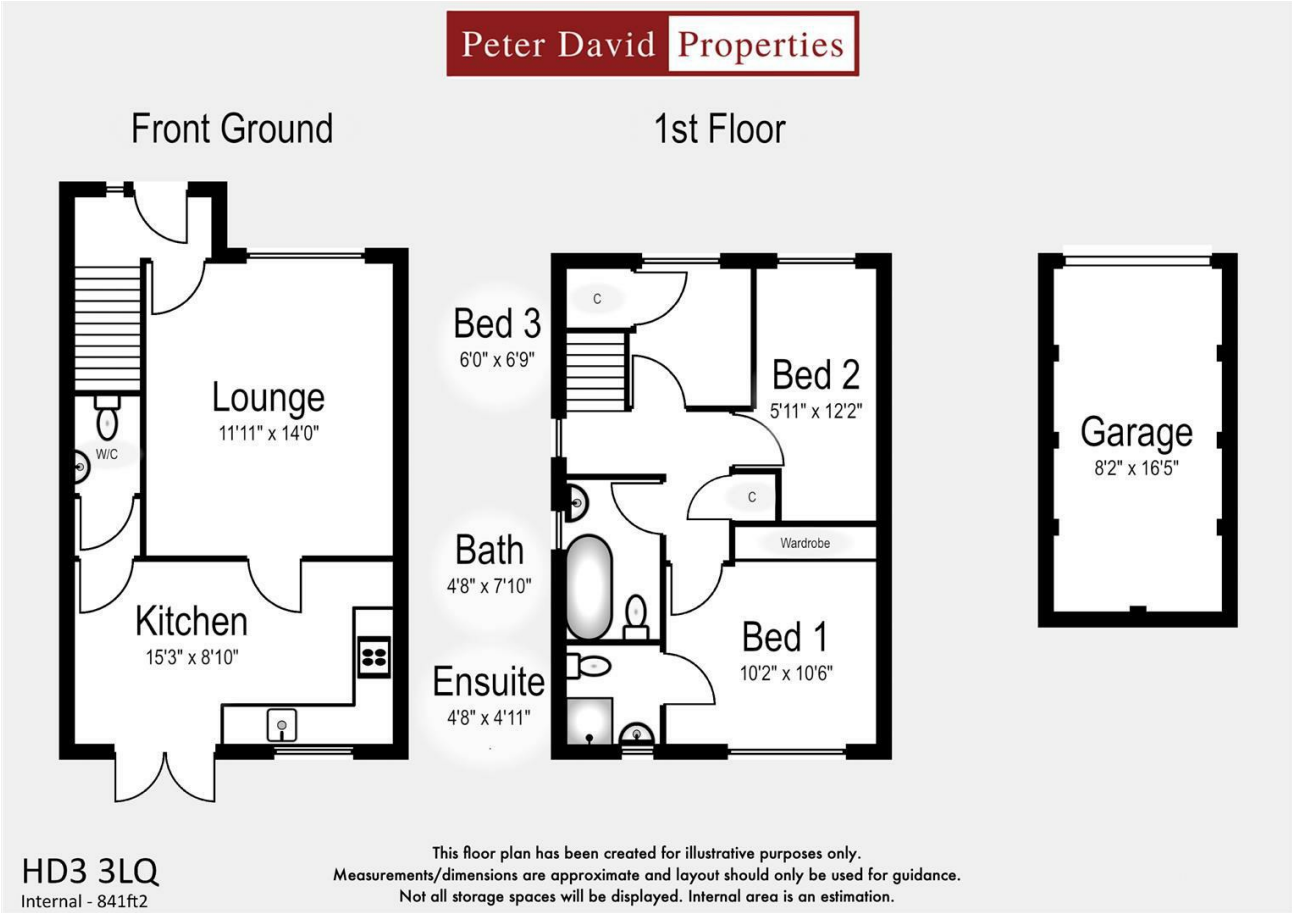
Hybrid Map



Terrain Map



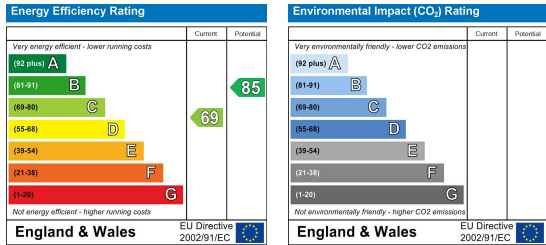
Floor Plan



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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