

# Peter David

# Properties Ltd

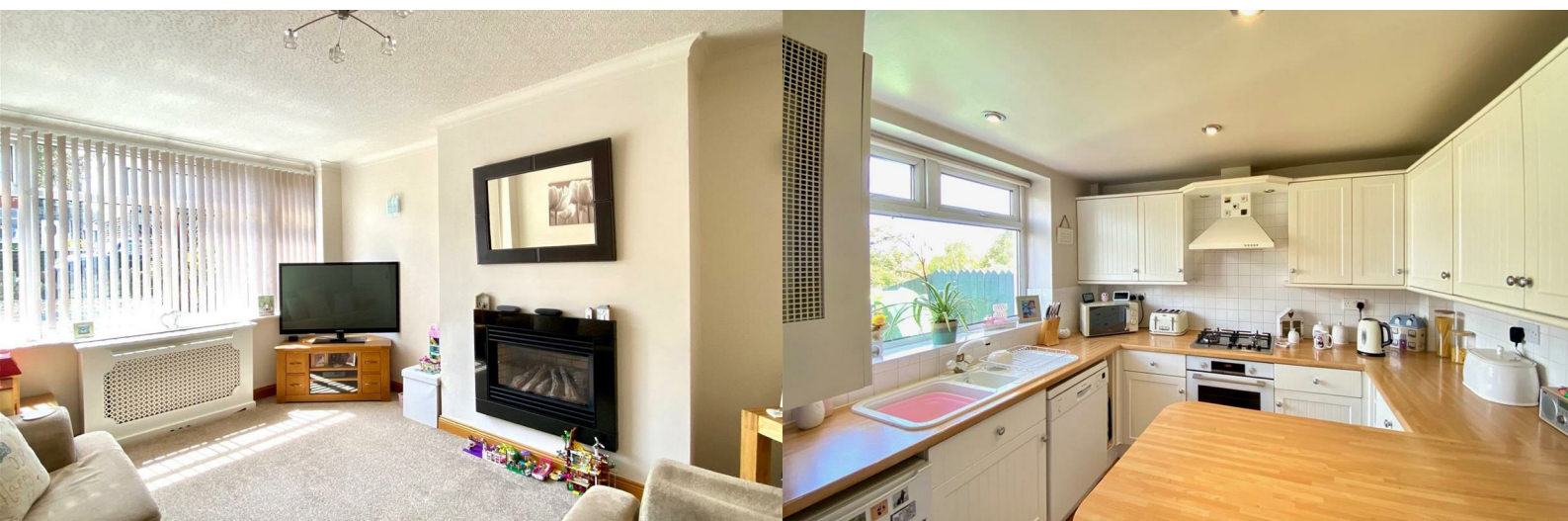
Residential Sales and Lettings



## 19 Armitage Avenue

West Yorkshire, HD6 3SP

£325,000



# 19 Armitage Avenue

Woodhouse, West Yorkshire, HD6 3SP

**£325,000**



Welcome to this charming 4-bedroom semi-detached home on Armitage Avenue, Brighouse! This extended property is situated in an ideal location, close to excellent local schools, making it the perfect family home.

As you step inside, you'll be greeted by a spacious interior with well-sized living accommodation and bedrooms, which the whole family can enjoy. The property boasts a lovely garden and patio area complete with decking, providing a wonderful space for outdoor relaxation and entertaining.

Don't miss the opportunity to make this delightful property your own and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and envision the possibilities that this lovely home holds for you and your family.

The home comprises an entrance hall, living room, dining room, kitchen, conservatory, downstairs w/c, garage, four bedrooms and a dressing room as well as a family bathroom suite.

## Entrance Hall

A spacious entrance hallway providing access to the living room, garage and kitchen.

## Living Room

14'1" x 11'9" (4.3m x 3.6m)

Overlooking the front of the property the living room has a feature fireplace and a light, neutral colour scheme.

## Dining Room

10'5" x 9'10" (3.2m x 3.0m)

Overlooking the rear of the property and leading onto the conservatory, the dining room has laminate flooring and a magnolia colour scheme.

## Kitchen

8'2" x 7'10" (2.5m x 2.4m)

With wooden worktops and white base and wall units, the kitchen has plenty of work surface and storage space as well as room for white goods. A sink overlooks the rear garden and the oven and hob have an extractor fan above.

## W/C

A downstairs W/C and sink.

## Conservatory

9'10" x 9'6" (3.0m x 2.9m)

Overlooking the rear garden and leading out onto the decking.

## Garage

Ideal for storage space

## Bedroom One

13'9" x 11'1" (4.2m x 3.4m)

The master bedroom overlooks the front of the home with ample floorspace and a large bay window.

## Bedroom Two

11'1" x 11'1" (3.4m x 3.4m)

A well sized double bedroom overlooking the rear of the home

## Bedroom Three

9'2" x 8'10" (2.8m x 2.7m)

A double bedroom overlooking the rear of the property

## Bedroom Four

10'5" x 8'10" (3.2m x 2.7m)

A double bedroom to the front of the home accessed through the dressing room.

## Dressing Room

6'6" x 5'10" (2.0m x 1.8m)

Ideal for further storage space or as an office.

## Bathroom

A four-piece bathroom suite with a separate bath, shower sink and w/c

## External

The house is set back from the road behind a driveway, big enough to park multiple cars. To the rear there is a garden with lawns, a patio and a decked terrace.

## Directions

For Satnav please use the postcode HD6 3SP

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



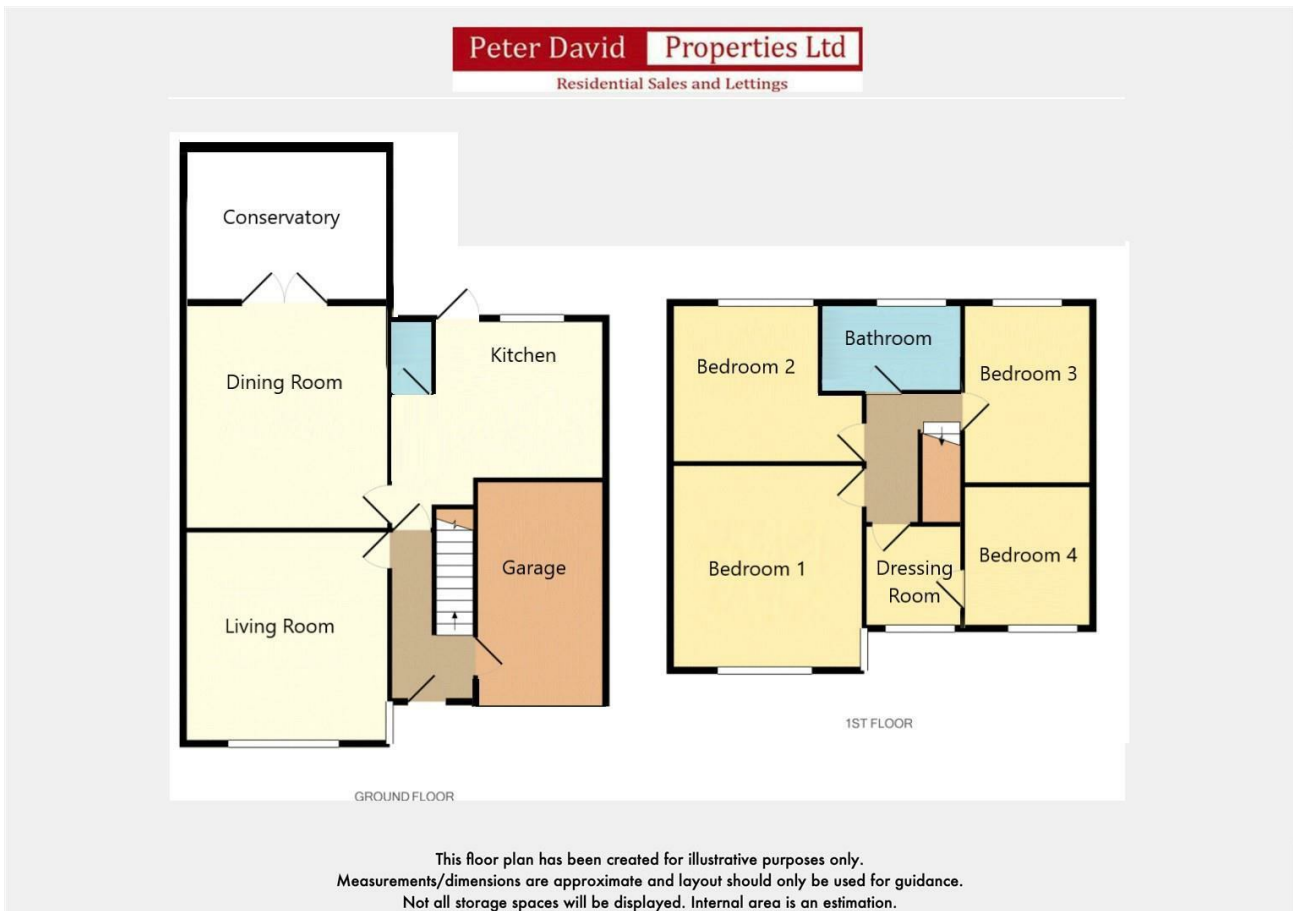
## Hybrid Map



## Terrain Map



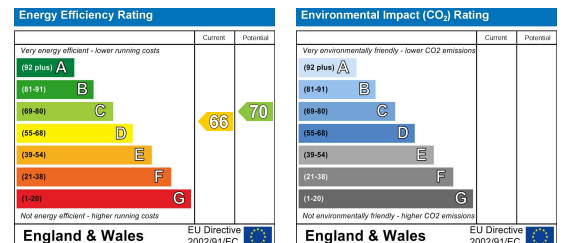
## Floor Plan



## Viewing

Please contact us on 01484 719191 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.