

# Peter David

# Properties Ltd

Residential Sales and Lettings

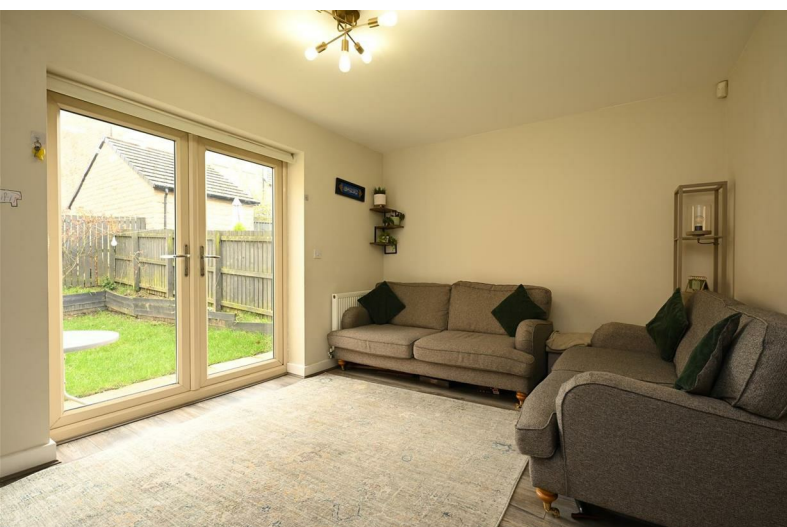


## 33A Norfolk Avenue

Huddersfield, HD2 1GS

Offers Over £200,000

 3  2  1  C



# 33A Norfolk Avenue

, Huddersfield, HD2 1GS

**Offers Over £200,000**



3 BEDROOM SEMI-DETACHED FAMILY HOME - IDEAL FOR GROWING FAMILIES, NOT TO BE MISSED, WELL PRESENTED AND MODERNISED THROUGHOUT.

Entrance hall, open plan living room & modern kitchen diner , 3 good size bedrooms with en suite to master bedroom and modern family bathroom.

Great size rear garden, driveway parking providing ample off street parking, popular location close to numerous local amenities including shops, schools and transport links.

\*\*\* Why you will love this family home \*\*\*

- Freehold
- Circa 786Sqft
- Well presented
- Spacious open plan living
- Modern kitchen
- Driveway parking
- School catchment i.e Christ Church CE Academy
- Transport links via A62, A641, and M62.

Huddersfield is a large regional town that provides amenities including several large supermarkets like Tesco and Aldi, the Huddersfield Royal Infirmary, the Kingsgate Shopping Centre, and numerous primary and secondary schools such as North Huddersfield Trust School.

Features include the historic Bradley Park with its golf course and woodland trails, the extensive walking trails through the nearby Scammonden Reservoir and the Beaumont Park, the scenic routes along the River

Colne and the Huddersfield Broad Canal, and proximity to the John Smith's Stadium.

Transport is via the nearby Huddersfield railway station with direct links to Manchester Piccadilly, Leeds, and Liverpool Lime Street with major road links including the A62, A641, and M62.

VIEWING HIGHLY RECOMMENDED

## Directions

For Satnav please use the postcode HD2 1GS

## 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.

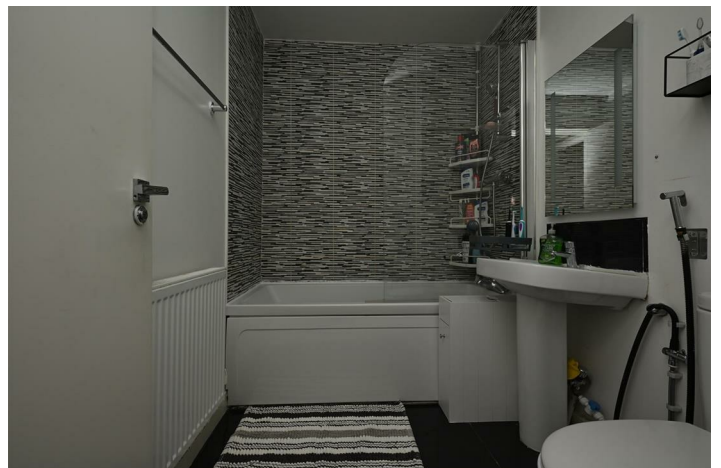
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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 WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map

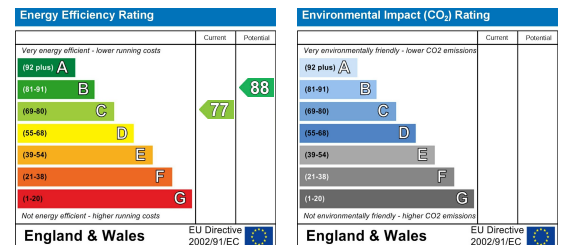


## Floor Plan

## 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.