

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 4 Cadogan Avenue

Lindley, Huddersfield, HD3 3HY

£975 Per month



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## **Living Room**

Enter the property through a PVCu door into the spacious living room. Benefitting from a PVCu window to the front aspect.

## **Kitchen**

A modern kitchen with white high gloss base units, vinyl flooring and tiled splashbacks. Integrated appliances comprise of: an electric oven, a gas hob, an extractor fan and a stainless steel sink and drainer. There is a useful storage cupboard. A PVCu door leads out to the rear and a PVCu window overlooking the garden.

## **Landing**

Access to all bedrooms and the house bathroom.

## **Bedroom One**

A double bedroom with a PVCu window to the rear aspect.

## **Bedroom Two**

A second double bedroom with a PVCu window to the front elevation.

## **Bedroom Three**

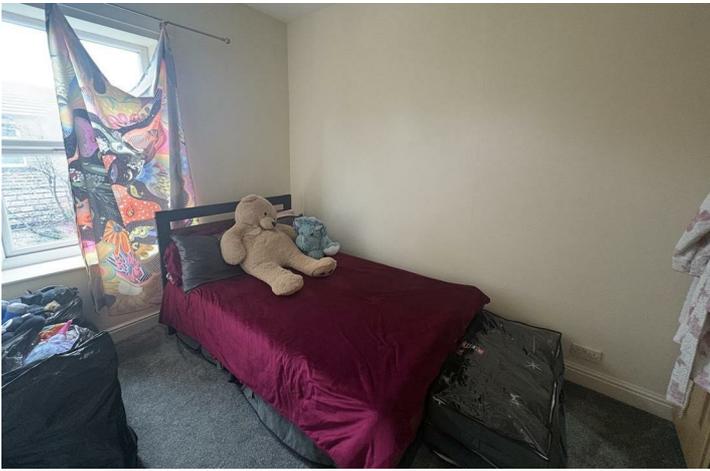
A single bedroom with a PVCu window to the front aspect.

## **House Bathroom**

A fully tiled house bathroom with vinyl flooring. Comprising of; a WC, a wash basin and a bath with an overhead shower. PVC privacy window to the rear elevation.

## **Exterior**

To the rear of the property is a small enclosed patio. To the front of the property is an enclosed patio area. Parking is on street and a permit is required.



## Road Map



## Hybrid Map



## Terrain Map

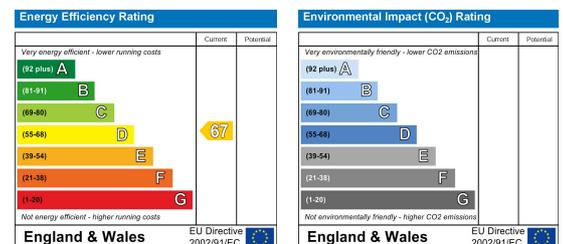


## Floor Plan

## 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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