

# Peter David

# Properties Ltd

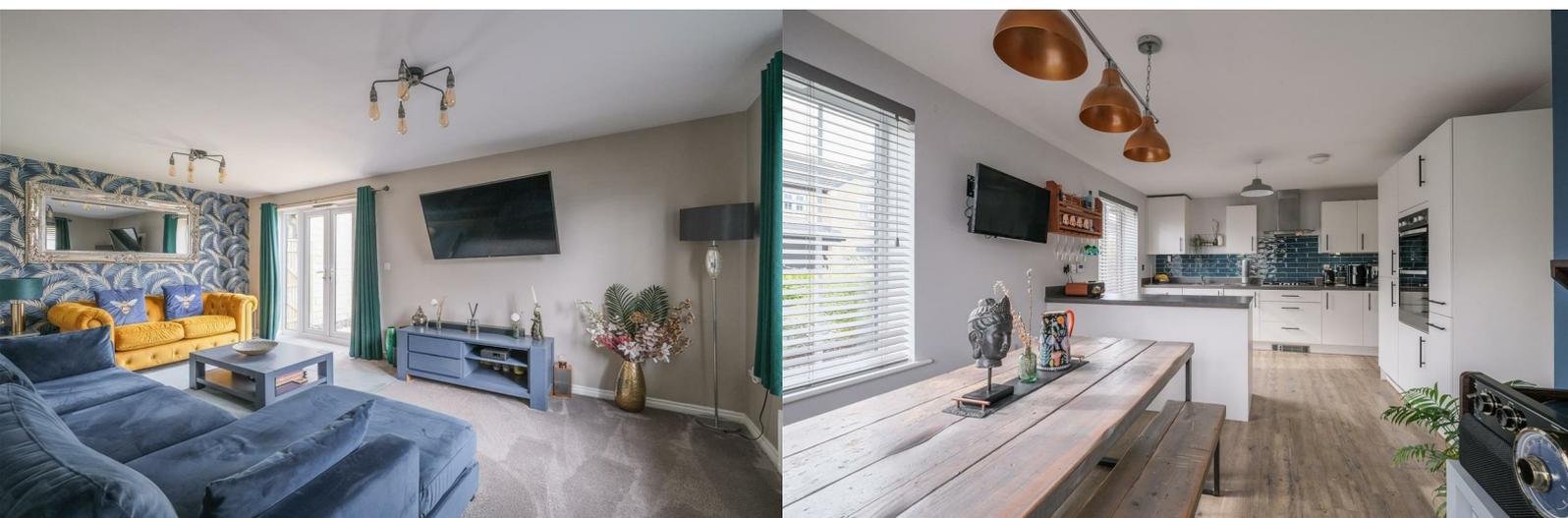
Residential Sales and Lettings



## 12 Anvil Court

Lindley, Huddersfield, HD3 3GN

Offers in the region of £400,000



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## Entrance Hallway

Enter this stylish property via a composite door into the hallway with laminate flooring and benefiting from understairs storage. Access to living room, kitchen/diner and ground floor W/C. Carpeted stairs rise to first floor accommodation.

## Living Room

A spacious living room benefiting from a grey carpet. PVCu window to the front aspect and PVCu patio doors to the side lead out to the rear garden.

## Ground floor WC

A partially tiled ground floor WC with tiled flooring. Comprising of: a WC and a wash basin.

## Kitchen / Diner

A stylish and spacious kitchen/diner with laminate flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of; an eye level double electric oven, a gas hob, an extractor fan, a fridge freezer, a dishwasher and a 1.5 stainless steel sink and drainer. Benefiting from a breakfast bar with seating for two people also ample space for a dining table. PVCu windows to the front and two to the side.

## Utility Room

A useful utility room with base units and laminate flooring flowing through from the kitchen. There is one space for an appliance which also has plumbing for a washing machine. A composite door leads out to the rear.

## Landing

Carpeted stairs rise to the first floor accommodation. Access to all bedrooms and house bathroom. Benefiting from a storage cupboard.

## Master Bedroom

A luxurious and spacious master bedroom with a PVCu window to the side elevation and access to en-suite.

## En-Suite

A partially tiled en-suite bathroom with laminate flooring. Comprising of; a WC, hand basin and a shower with glass doors.

## Bedroom Two

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

## Bedroom Three

A third double bedroom with a PVCu window to the side and front elevation. Benefitting from fitted wardrobes.

## Bedroom Four

A fourth double bedroom with a PVCu window to the front aspect.

## House Bathroom

A partially tiled house bathroom with laminate flooring. Comprising of: WC, hand basin and a bath. PVCu privacy window to the front elevation.

## Exterior

Set on a large corner plot this property has gardens to three sides. To the rear is a large private and enclosed garden with a paved patio area, lawn and raised decked area. There is a detached single garage and parking for 2 cars at the rear of the property.

## 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.

**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



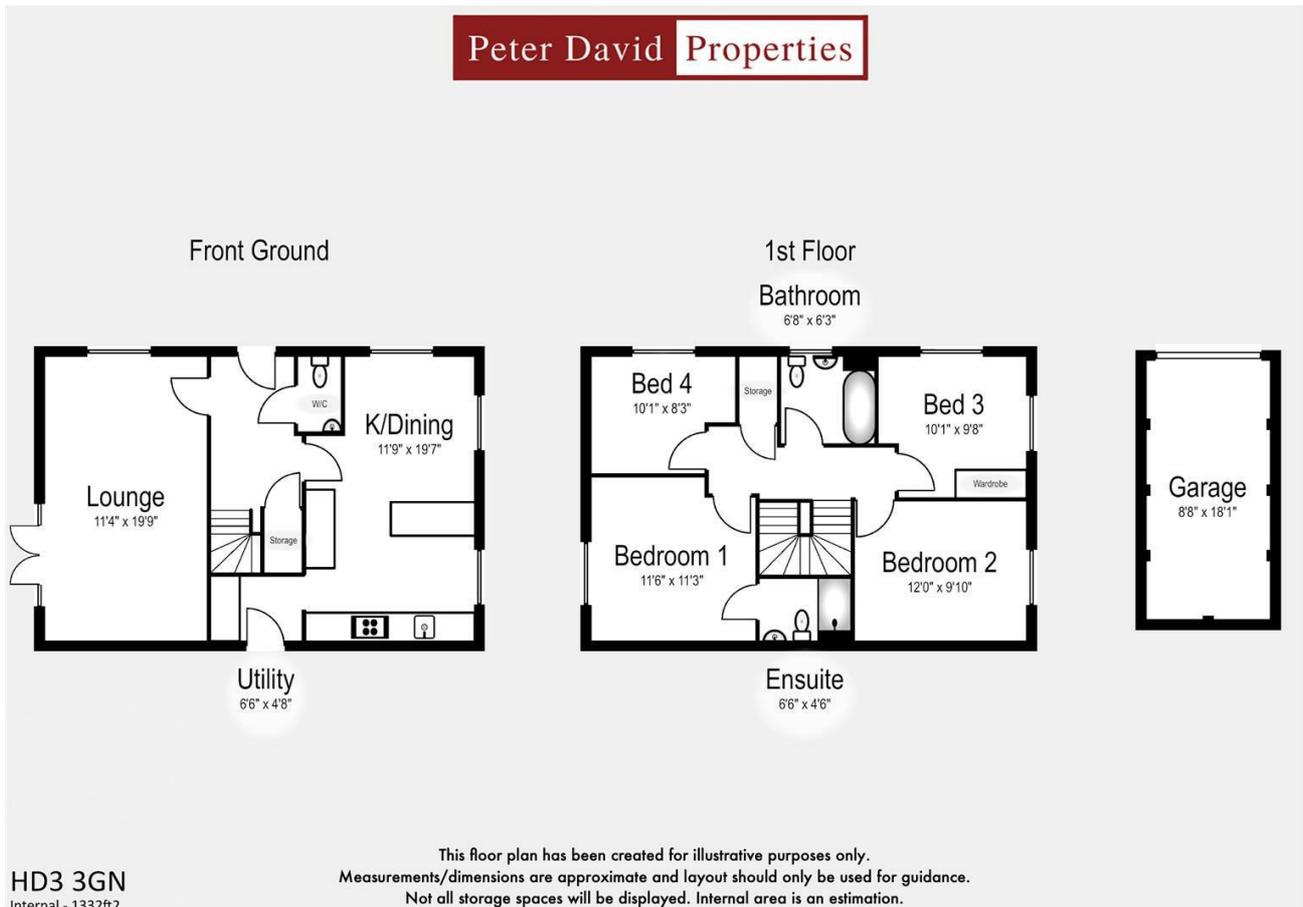
## Hybrid Map



## Terrain Map



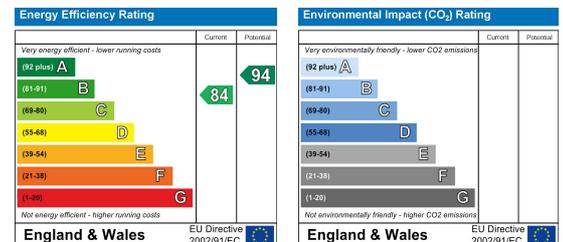
## Floor Plan



## 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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