

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 41 Norfolk Avenue

Brackenhall, Huddersfield, HD2 1GS

Offers in the region of £289,950





# 41 Norfolk Avenue

Brackenhall, Huddersfield, HD2 1GS

**Offers in the region of £289,950**



## Ground floor -

### Entrance Hallway

Access the property via a composite door into a carpeted hallway. Access to groundfloor WC and kitchen/diner. Stairs rise to first floor accommodation.

### Groundfloor WC

A useful groundfloor WC with vinyl flooring, WC and a wash basin with tiled splashback.

### Kitchen/Diner

To the rear of the property is this spacious family kitchen/diner with vinyl flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of an electric oven, an electric hob with stainless steel splashback, an extractor and a stainless steel sink and drainer. There are three free standing spaces for appliances two with plumbing for a dishwasher and a washing machine and a large space for an American fridge/freezer. Benefitting from ample space for a family dining table. PVCu patio doors lead out to the rear garden.

## First Floor

Carpeted stairs rise to the first floor

### Living Room

To the rear of the property is a spacious living room with a large PVCu window providing plenty of natural light.

### House Bathroom

A partially tiled house bathroom with vinyl flooring. Comprising of: WC, a wash basin and bath with overhead shower and glass screen.

## Bedroom Four

To the front is a double bedroom with PVCu window to front aspect.

## Office/Bedroom 5

A further bedroom, currently used as an office, but could be used for a variety of purposes. PVCu window to front elevation.

## Second Floor

Carpeted stairs rise to the second floor

### Bedroom One

To the front of the property is the spacious master bedroom. Twin PVCu windows flood the room with natural light. Access to the en-suite

### En-Suite

An en-suite with laminate flooring. Comprising of: a WC, a wash basin with tiled splashback and a corner shower unit with acrylic panelling and glass sliding door.

### Bedroom Two

To the rear is a third double bedroom with PVCu window to rear aspect.

### Bedroom Three

A single bedroom to the rear of the property. PVCu window to rear elevation.

## Exterior

To the rear of the property is a spacious an enclosed garden with a lawn and a paved patio area. Access down the side to the front where there is a tarmac and block paved driveway with off-road parking for two cars leading to the single garage, which benefits from an up and over door, electrics and lighting.

## 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



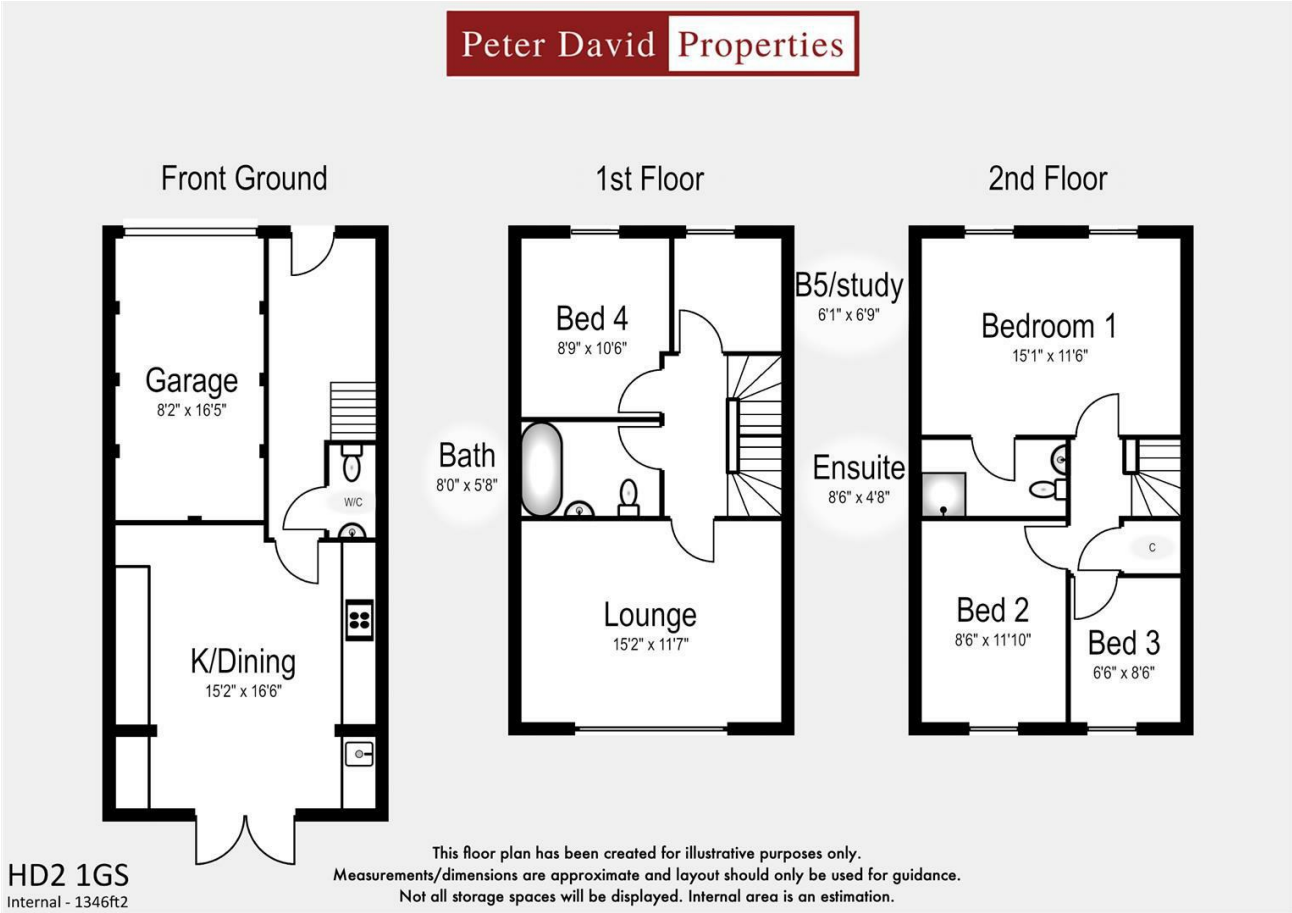
Hybrid Map



Terrain Map



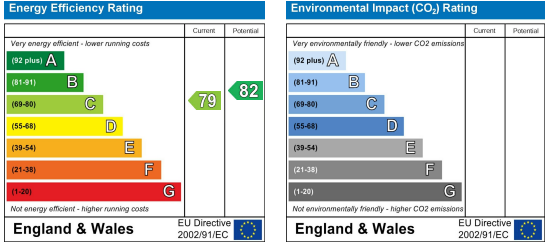
Floor Plan



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.