



14 Lindley Avenue

Birchencliffe, Huddersfield, HD3 3QU

Offers in the region of £170,000



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Entrance Vestibule

Enter the property through a composite front door with stairs rising to the first floor and an internal door providing access to the living room.

Living Room

A spacious, carpeted living room with a PVCu window to the front aspect allowing plenty of natural light. The living room benefits from a gas fire with a stone hearth and wood mantle making for the ideal focal point. The living room provides access to the kitchen.

Kitchen

Set at the rear of the property is the kitchen featuring, laminate worktops, tiled splashbacks and flooring. There is an integrated electric oven with electric hob top and extractor fan. There is also space for two additional appliances and plumbing for a washing machine. A ceramic sink and drainer sits in front of a PVCu window overlooking the rear garden and there is also a PVCu door providing access to the rear as well as access to the WC.

WC

A tiled ground floor WC to the rear of the property with wood flooring. Comprising of a WC and a wash basin with a privacy PVCu window to the rear.

Landing

A carpeted landing area providing access to all bedrooms and the house bathroom.

Bedroom One

A carpeted well appointed double bedroom with a PVCu window to the rear elevation.

Bedroom Two

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

Bedroom Three

A generous single bedroom with wood flooring with a PVCu window to the rear elevation.

Bathroom

A fully tiled modern house bathroom to the front of the property. Comprising of: an overhead shower/bath with glass screen, chrome towel rail, WC and wash basin. A privacy PVCu window to the front aspect.

Exterior

To the front of the property is a driveway with flagged stones providing off road parking for one car and a stone path leads to the front door. To the rear of the property is an enclosed garden with a decked area.

Mortgages

We recommend Chris Terry at Just Mortgages, 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



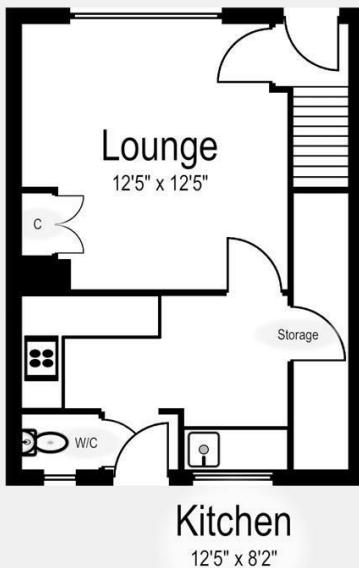
Terrain Map



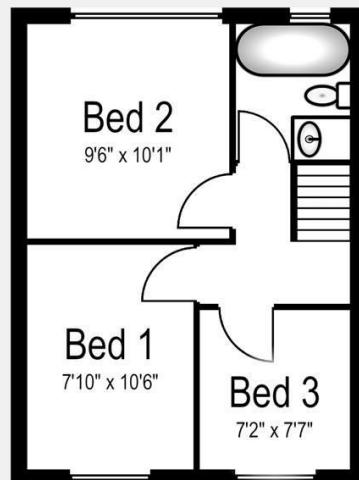
Floor Plan

Peter David Properties

Front Ground



1st Floor



Bathroom

5'6" x 6'6"

HD3 3QU

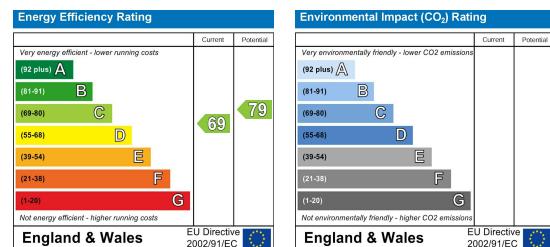
Internal - 621ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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