

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1 St. Annes Avenue

Ainley Top, Huddersfield, HD3 3RU

Offers in the region of £295,000



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## Entrance Hallway

Enter the property via a PVCu front door with a privacy glass window to the side. The entrance hallway has carpeted flooring and provides access to the living room, second reception room, the kitchen and the under stairs storage cupboard. Stairs rise to the first floor accommodation

## Living Room

A light and airy dual aspect living room featuring a gas fire sitting on a marble hearth with marble and wood surround. To the front aspect is a PVCu window and to the rear patio doors lead into the garden.

## Second reception room

In the extended part of the property, this useful, spacious second reception room could be used for a variety of purposes. Currently used as a dining room but would make an ideal playroom, fifth bedroom or cosy snug. PVCu window to the front aspect.

## Kitchen

The kitchen is set to the rear of the property and comprises of grey solid wood matching wall and base units, wood effect laminate work surfaces with upstand, vinyl flooring and a composite sink and drainer. Integrated appliances include an electric oven with grill, an induction hob and an extractor as well as integrated fridge freezer. There is space for a freestanding appliance. There is a PVCu window looking out to the rear garden.

## Utility

Leading from the kitchen is this spacious utility room with vinyl flooring. There is wood effect laminate worksurfaces with space for four under counter appliances (one with plumbing for a washing machine.

A composite door leads out to the rear garden and there is a PVCu window to the rear.

## Landing

Access to all bedrooms and the house bathroom. There is loft hatch which leads to a fully boarded loft.

## Master Bedroom

A spacious master bedroom with a PVCu window to the front elevation. Access to the en-suite.

## En-suite

A fully tiled spacious en-suite comprising of a WC, a vanity unity with inset washbasin and a corner shower with glass screen. Also benefitting from a cream towel rail and a LED wall mirror. A PVCu privacy window to the rear elevation.

## Bedroom Two

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

## Bedroom Three

A third carpeted double bedroom with fitted wardrobes. A PVCu window to the rear aspect.

## Bedroom Four

This fourth bedroom would make an ideal office space or a small single. There is a large storage cupboard and PVCu window to the front aspect.

## House Bathroom

A fully tiled house bathroom comprising of a WC, a wash basin, and a bath with overhead shower. A PVCu privacy window to the rear elevation.

## Exterior

The property boasts a rear garden with surrounding

trees and shrubs, a composite decked area with decorative integral and a lawn. A perfect space to relax or entertain! There is also a single detached garage to the rear with a driveway for two cars. To the front aspect is a flagged stone pathway and a lawn with herbaceous borders.

### **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



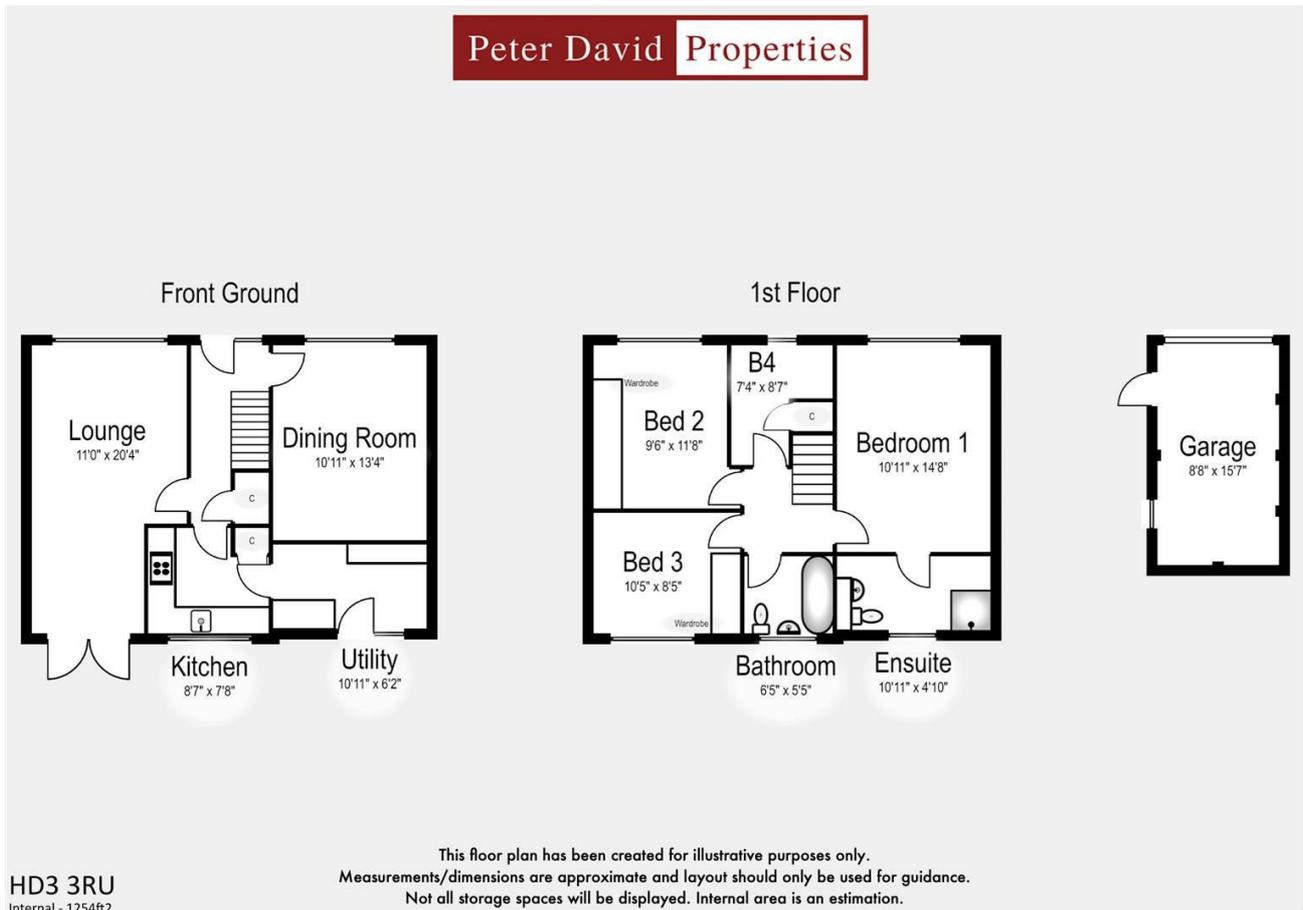
## Hybrid Map



## Terrain Map



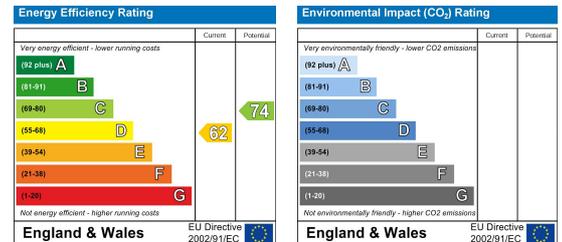
## Floor Plan



## 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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