Peter David Properties Ltd

Residential Sales and Lettings

# 215 Halifax Old Road

Birkby, Huddersfield, HD2 2SL

**Offers in the region of £295,000**

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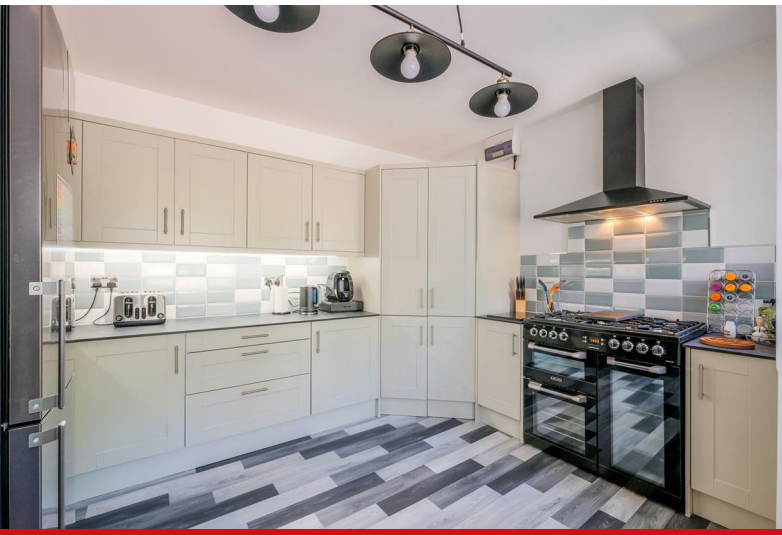

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## Offers in the region of £295,000

### Ground Floor -

### Entrance Hallway
Enter this stunning property via a PVCu door with a privacy glass panel to the side into a light and spacious entrance hallway. A laminate wood effect flooring flows throughout the entrance hallway which provides access to the kitchen, living/dining room, second reception room, and WC. Carpeted stairs lead down to the lower ground floor.

### Kitchen
This property benefits from a generously sized kitchen with vinyl wood-effect flooring, grey shaker style matching wall and base units, laminate work-surfaces, tiled splash-backs and a stainless steel sink and drainer. Integrated appliances comprise; a CUISINE MASTER RANGE COOKER, a five ring gas hob, an extractor fan and a dishwasher. There are also three free-standing spaces for appliances (one with plumbing for a washing machine). The kitchen further benefits from a stylish light fitting that provides ambient lighting, a LARGE pantry cupboard, and two PVCu windows to the front aspect allowing plenty of natural light to flow in.

### Living/Dining Room
This living/dining room truly is the hub of this home, creating the perfect space to entertain guests or provide an ideal family room benefiting from splendid views over to CASTLE HILL. The space is flooded with light from the two PVCu windows and the PVCu doors with a Juliette balcony to the rear elevation.

### Second Reception Room
This property benefits from a second reception room which could be utilised to serve a variety of purposes. The current owners use the space as a cosy sitting room/snug creating the perfect space to unwind and relax. There is a deep pile grey carpet and a PVCu window to the front aspect and a privacy window to the side aspect.

### Ground Floor WC
A partially tiled ground floor WC with vinyl flooring. Comprising of: a WC and a wash basin with a tiled splash-back. PVCu window to the side aspect.

### Lower Ground Floor -

### Landing
A spacious landing provides access to all four double bedrooms and the house bathroom. Stairs lead down to the second lower ground floor.

### Master Bedroom
A large master bedroom set to the rear of the property benefiting from a PVCu window providing far-reaching views. Access to the en-suite.

### En-Suite
A partially tiled en-suite with vinyl flooring. Comprising of a three piece suite: a WC, a hand basin and a corner shower cubicle with glass screen. PVCu window to side aspect.

### Bedroom Two
A second double bedroom with a PVCu window to the front and the side aspect.

### Bedroom Three
A third double bedroom with a PVCu window to the front and the side aspect.

### Bedroom Four
A fourth double bedroom set to the rear of the property with a PVCu window providing splendid views over to Castle Hill.

### House Bathroom
A fully tiled house bathroom providing a WC, a deep bath with an overhead shower, a vanity unity with an inset wash basin and a chrome towel rail. The bathroom has tiled flooring, an extractor fan and a PVCu privacy window to the side aspect.

## Second Lower Ground Floor -

Stairs lead from the landing down to the second lower ground floor, where a PVCu door provides access to the rear garden.

## Third Reception Room

This property boasts third reception room/garden room currently utilised as a bar, boasting modern PVCu bi-folding doors opening up to the rear south facing garden. This space is a perfect entertaining space, playroom or additional storage space.

## External

To the front of the property is a spacious block paved driveway providing off road parking for up to two cars. There is also access to the rear garden down the side of the property. To the the rear is a fully enclosed south facing rear garden with a well-manicured lawn and a patio 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.

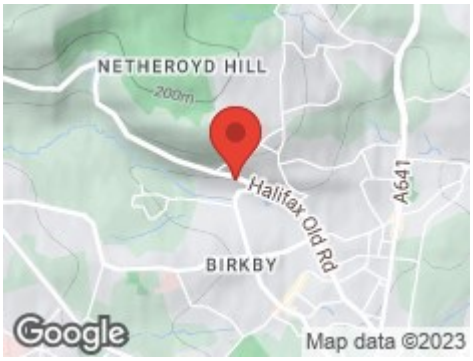
## Disclaimer

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.

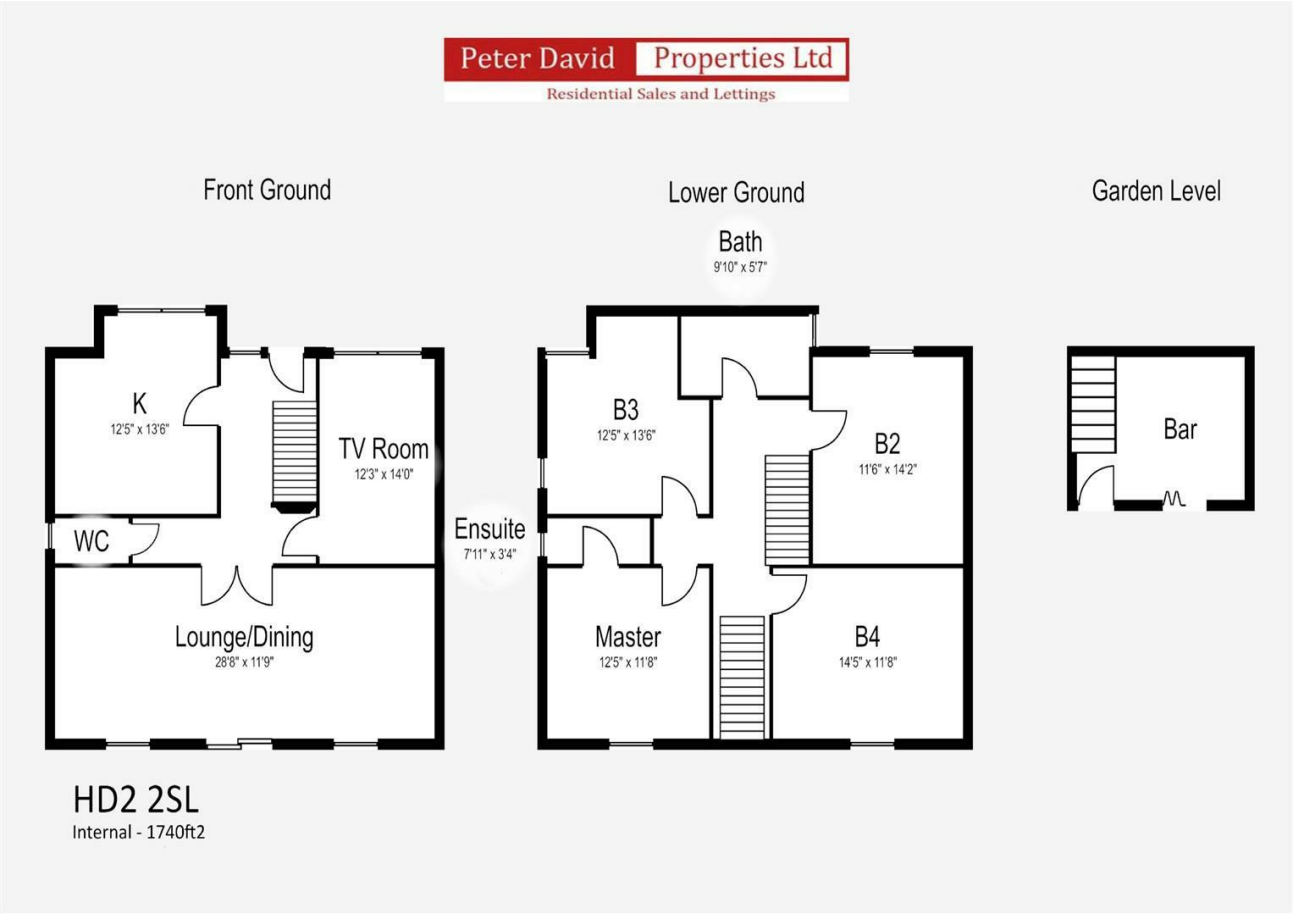
## Road Map

## Hybrid Map

## Terrain Map



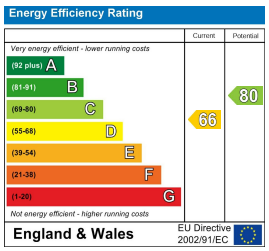

## Floor Plan

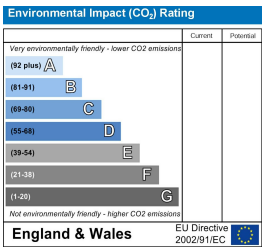



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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