

Peter David

Properties Ltd

Residential Sales and Lettings



## 167 Radcliffe Road

Milnsbridge, Huddersfield, HD3 4LL

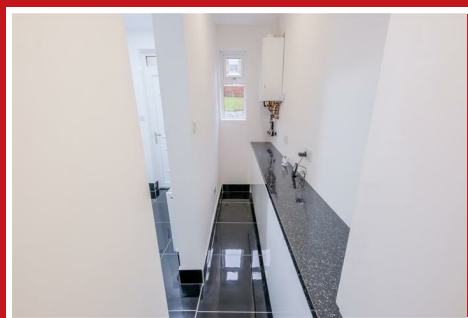
Offers in the region of £165,000



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## Entrance Hallway

Access to the property via a PVCu door into a carpeted hallway with stairs rising to the first floor. Access to the living room.

## Living Room

A spacious living room with PVCu bay window to front aspect providing plenty of natural light. Benefiting from a new grey carpet. Access to the kitchen.

## Kitchen

Set to the rear of the property is this modern kitchen with black hi-gloss tiled flooring, white high gloss matching wall and base units and laminate work surfaces. Integrated appliances comprise of; an eye level oven, a microwave, an induction hob and an extractor fan. There is also one freestanding space for an appliance. The kitchen benefits from a stainless steel sunken sink under a PVCu window overlooking the rear garden. A PVCu door leads out to the rear garden. Access to the utility.

## Utility Room

Located off the kitchen is this handy utility space with black high gloss tiled flooring. There are white high gloss base units with laminate work surfaces and a PVCu window to the rear.

## Landing

A spacious, carpeted landing providing access to all bedrooms and the house bathroom. Access to the spacious boarded loft, which could be converted to provide extra living space.

## Bedroom One

A large double bedroom benefitting from a neutral carpet and a PVCu window to front elevation

## Bedroom Two

A second double bedroom with a neutral carpet and a PVCu window overlooking the rear garden.

## Bedroom Three

A single bedroom with a neutral carpet and a PVCu window to the front aspect.

## Bathroom

A fully tiled modern house bathroom with black high gloss tiled flooring. The bathroom comprises of: a WC, a hand basin with an underneath vanity unit, a bath, a corner shower unit with glass doors and featuring a rain head shower and a hand held shower. Benefitting from a chrome towel rail and mirror. Two twin PVCu privacy windows to the rear elevation.

## Exterior

Externally the property benefits from gardens to the front and rear. To the rear there is a tiered garden with an Indian stone paved patio area and lawn. To the front there is a driveway with parking for one car and a paved and gravelled 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



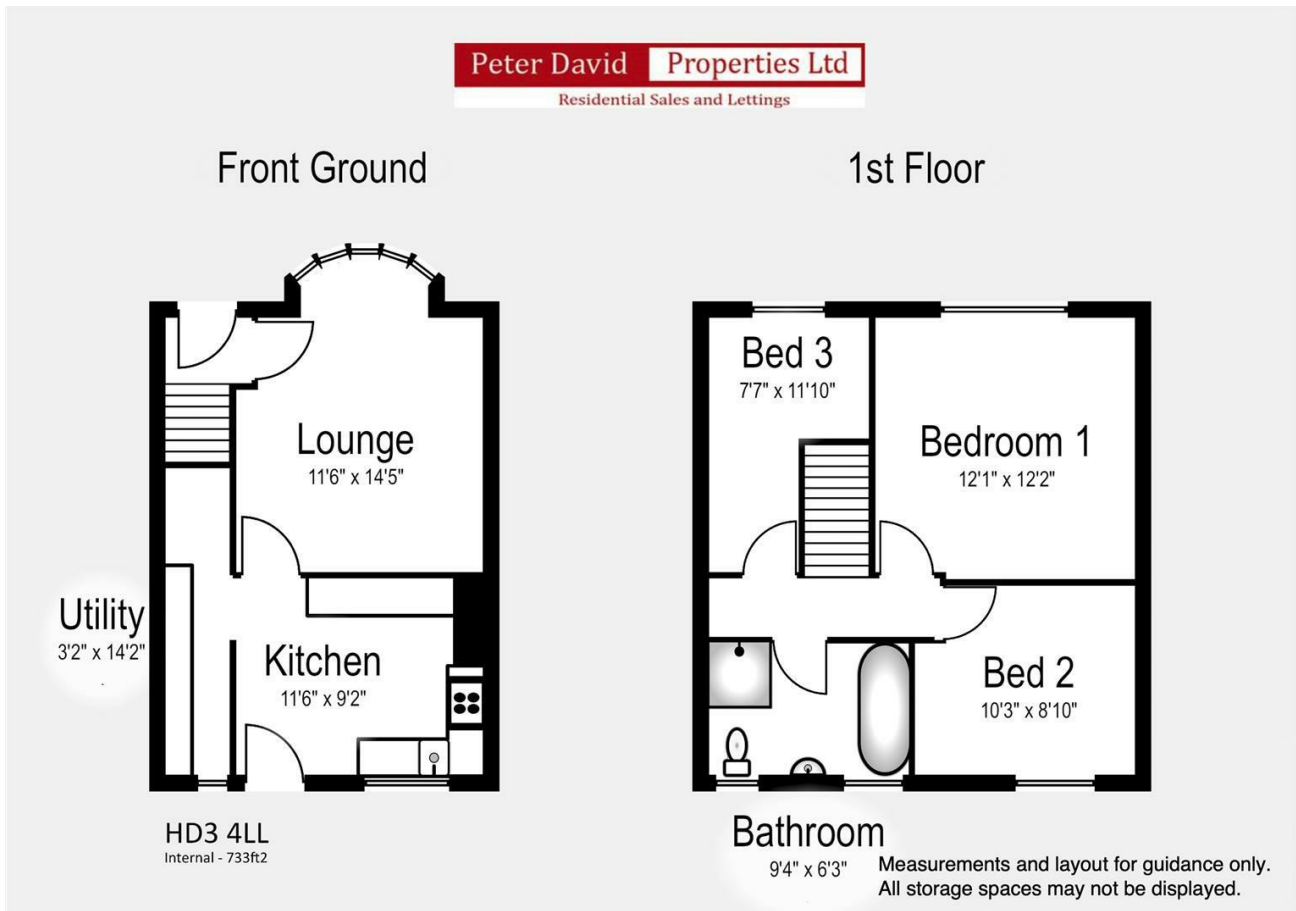
## Hybrid Map



## Terrain Map



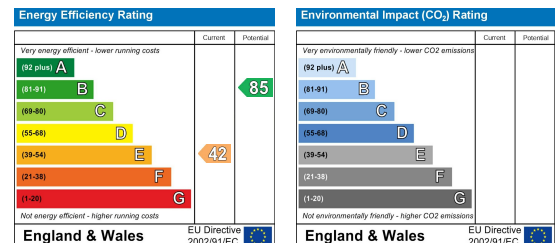
## Floor Plan



## 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



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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk