Peter David Properties Ltd

Residential Sales and Lettings

# 21 Harefield Park

Birkby, Huddersfield, HD2 2AS

**Offers in the region of £420,000**

4 2 2 D

# 21 Harefield Park

Birkby, Huddersfield, HD2 2AS

## Offers in the region of £420,000

### Entrance Hallway
Enter this property via a PVCu door into this impressive hallway with solid oak flooring. Access to WC, living room and kitchen diner. Carpeted stairs rise to the first floor accommodation.

### Ground floor WC
A useful ground floor WC with solid oak flooring. Comprising of: WC, hand basin with tiled splashback and PVCu privacy window to front aspect.

### Living Room
A stunning and spacious living room with oak laminate flooring and recently fitted bi-fold doors leading out to a balcony with stunning views over Grimescar valley. Taking pride of place is a gas living flame fire with limestone and granite surround fireplace.

### Kitchen/Diner
This large and impressive kitchen diner is at the rear of the property and has ceramic tiled flooring, granite worktops and tiled splashbacks. Integrated NEFF appliances comprise of : an electric double oven, a five ring gas hob, an extractor fan, a dishwasher, a microwave, an American fridge/freezer and a wine cooler. Benefiting from a ceramic sink and drainer, under and over lighting and ample space for a dining table. There is a door leading to the utility room and PVCu patio doors leading to the conservatory.

### Utility
A useful utility room with matching wall and base units, ceramic tiled flooring and laminate worksurfaces. Benefiting from a stainless steel sink and drainer, two free standing spaces one with plumbing for a washing machine and one a tumble dryer which is vented out to the rear. PVCu door to the rear garden.

### Conservatory
A large PVCu conservatory with fitted blinds and ceramic tiled flooring. With a feature stone wall and PVCu patio doors leading out to the garden.

### Landing
A carpeted landing providing access to all bedrooms, house bathroom and a fully boarded loft with ladder.

### Master Bedroom
A spacious master bedroom with a large PVCu window to front elevation providing splendid views over the valley. Access to en-suite.

### En-Suite
A fully tiled en-suite comprising of: WC, hand basin, shower cubicle with glass door. Featuring chrome towel rail and mirrored cabinet. PVCu privacy window to front elevation.

### Bedroom Two
A second large double bedroom with PVCu window to rear elevation

### Bedroom Three
A third double bedroom with PVCu window to rear elevation.

### Bedroom Four
A single bedroom or office space with laminate flooring and PVCu window to front elevation.

### House Bathroom
A fully tiled house bathroom with ceramic tiled flooring. Comprising of: WC, hand basin, bath with over head MIRA shower and glass screen. Benefiting from chrome towel rail and PVCu privacy window to rear.

## Exterior

To the rear of the property there is a private and enclosed garden with a paved patio area and awning. Steps lead up to a raised lawn with mature trees and shrubs. Access down the side of the property down stone steps with a wrought iron balaustrade. To the front there is a driveway with parking for up to four cars, a double garage with electric up and over doors and a further lawned 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

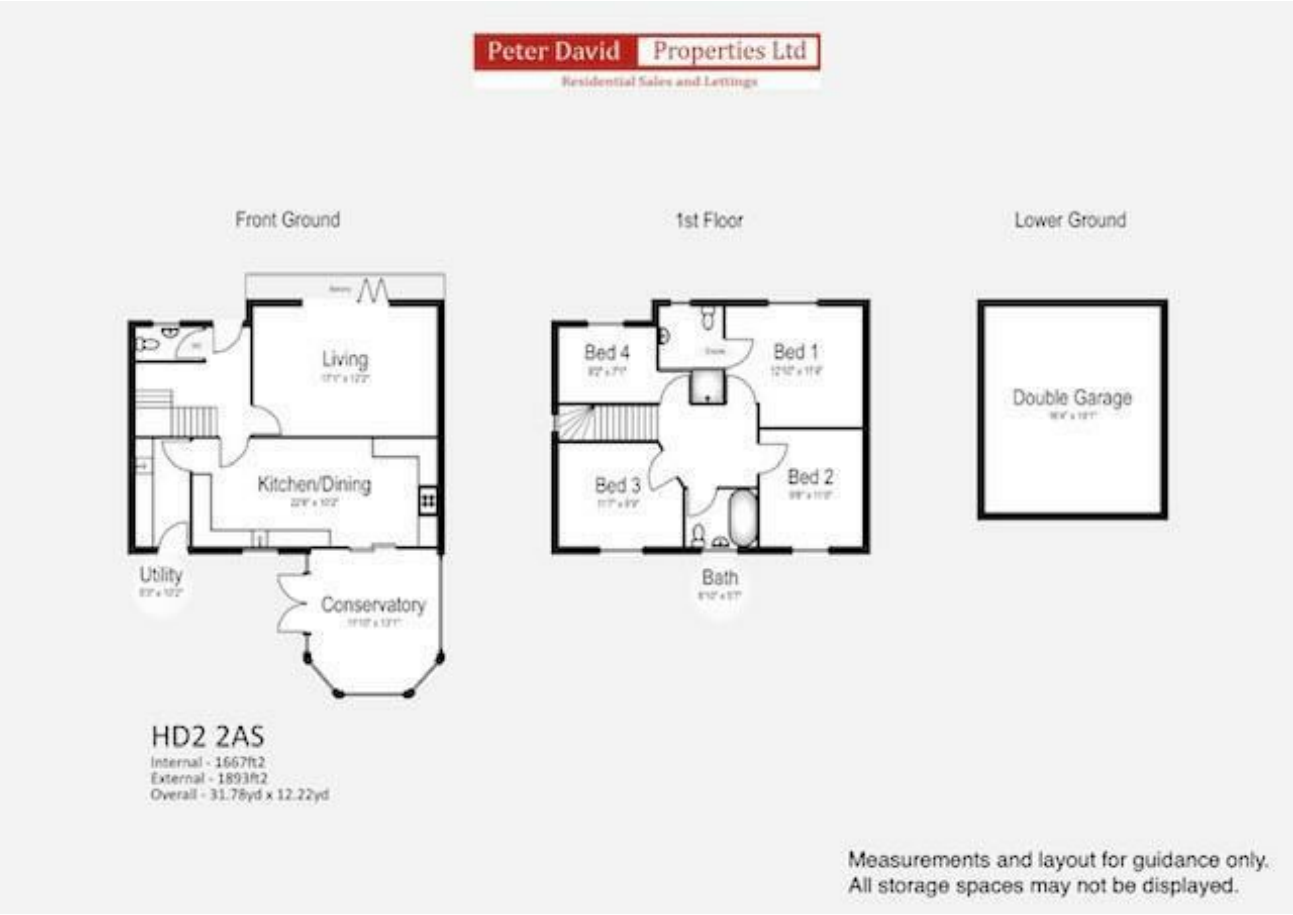
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

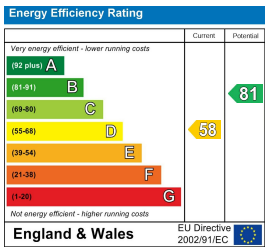
## Floor Plan

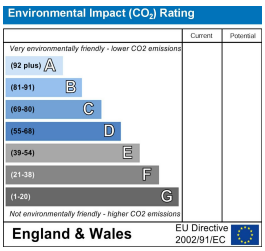



## Viewing

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

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

102 Commercial Street
Brighouse HD6 1AQ

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

20 New Road
Hebden Bridge HX7 8EF

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

213 Halifax Road
Huddersfield HD3 3RG

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