Peter David Properties Ltd

Residential Sales and Lettings

24 Yew Tree Road

Birchencliffe, Huddersfield, HD3 3QT

Offers in the region of £250,000

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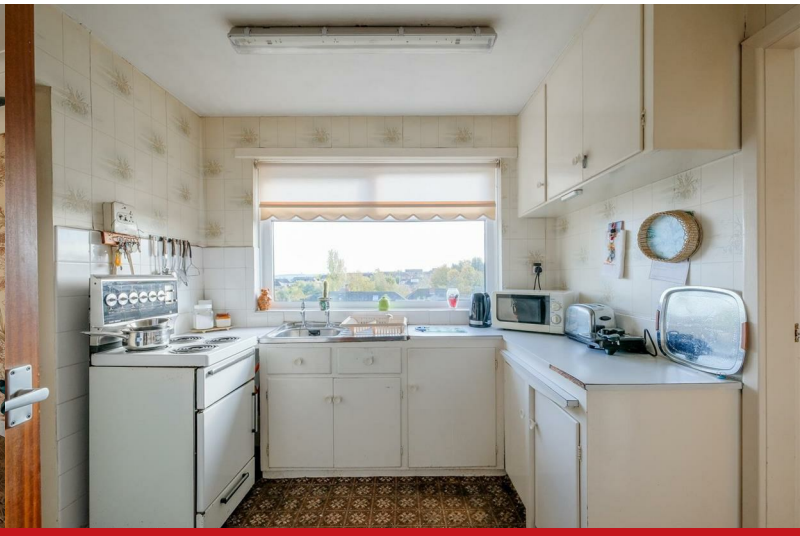

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Entrance Hallway
Access via a PVCu door into the hallway. There is useful understairs storage cupboard and stairs rise to the first-floor accommodation.

Kitchen
A kitchen with wood base units, laminate worksurfaces and tiled splashbacks. There is a free-standing electric oven and hob, a stainless steel sink and drainer under a PVCu window which overlooks the rear garden and splendid views across to Castle Hill. Access to dining room and integral garage.

Living Room
A living room with PVCu bay window to front aspect providing plenty of natural light. Double glass doors lead through to the dining room.

Dining Room
The dining room is to the rear of the property and has a PVCu window overlooking the garden. Splendid views across to Castle Hill.

Landing
Access to all bedrooms, bathroom and loft. PVCu window to side elevation.

Bedroom One
To the front of the property there is a large double bedroom with fitted wardrobes. PVCu window to front elevation.

Bedroom Two
To the rear of the property is a further double bedroom with a large storage cupboard. PVCu window to rear elevation.

Bedroom Three
A single bedroom with a large storage cupboard. PVCu window to front aspect.

House Bathroom
A partially tiled wet room with slip resistant flooring and a PVCu privacy window to the rear aspect. The bathroom comprises; a WC, a wash basin, an open shower area and two mirrored cabinets.

Exterior
This property sits on a substantial plot and also benefits from a large storage room underneath the house accessed via a door offering scope to convert into an additional living space/home office SSTP. To the rear of the property is a south facing tired garden with lawn mature trees and shrubs and splendid views across to Emly Moor and Castle Hill. To the front there is a lawn with herbaceous borders and a tarmac driveway (parking for one car) leading to a single integral garage with up and over doors. The garage has electrics and lighting and to the rear there is a utility area with plumbing for a washing machine. PVCu window to rear and side.

Garage

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.

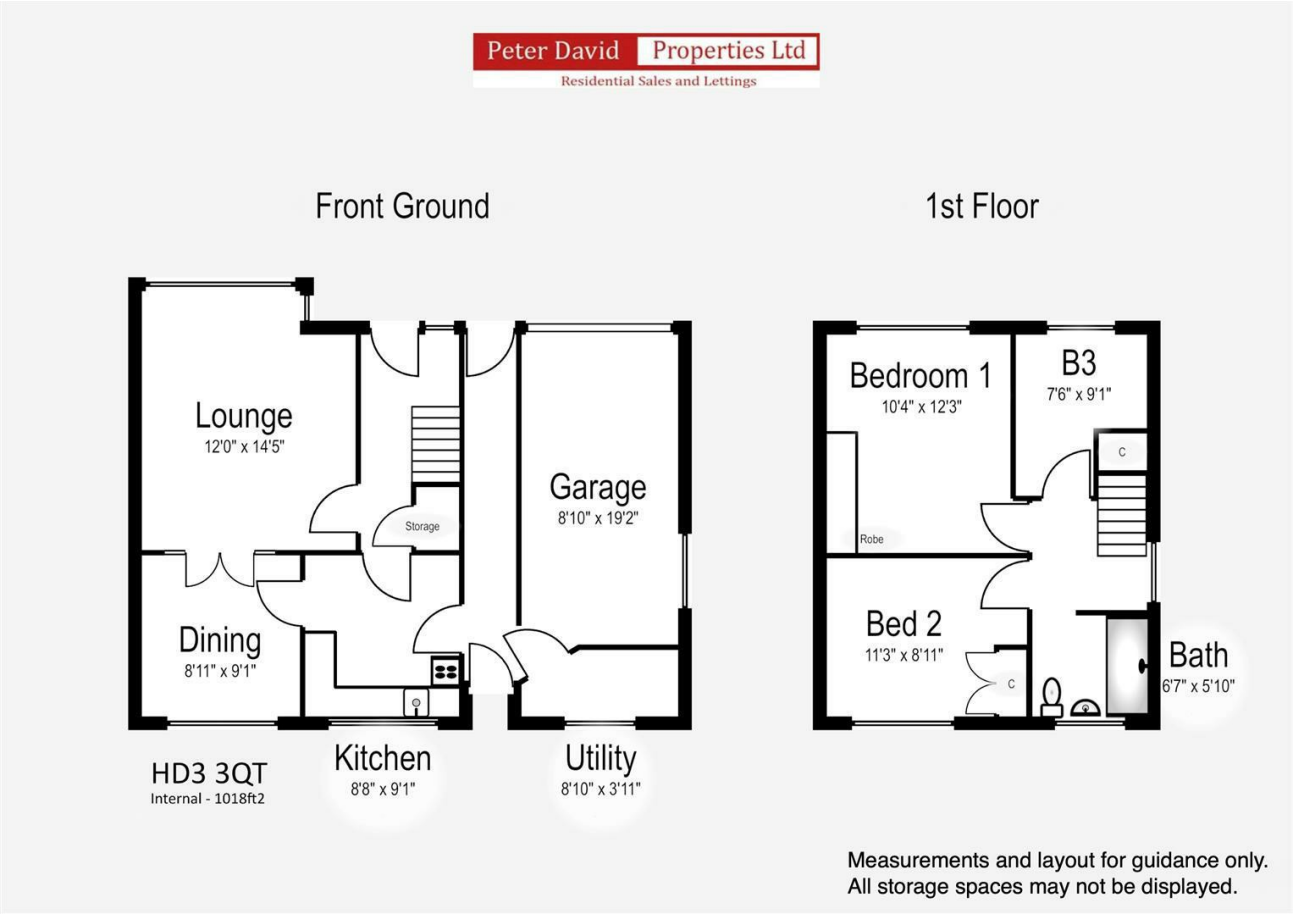
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

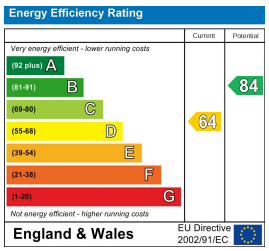
Floor Plan

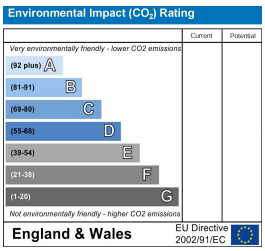


Viewing

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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