

Peter David

Properties Ltd

Residential Sales and Lettings



## 124 Briarlyn Road

Lindley, Huddersfield, HD3 3NW

Offers in the region of £239,950



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## Entrance Hallway

Enter the property via a composite door into the L-shaped hallway. Benefiting from a large storage cupboards. Access to all other rooms.

## Kitchen

To the front of the property is the kitchen with wood effect matching wall and base units, laminate work surfaces and tiled splashbacks. There are five spaces for appliances, one with plumbing for a washing machine. A 1.5 stainless steel sink and drainer sits under a PVCu window overlooking the front garden.

## Living Room

A spacious living room with a wall mounted gas fire. A PVCu window overlooks the front aspect.

## Bedroom One

To the rear of the property is a large double bedroom with fitted wardrobes and a dressing table to one wall. PVCu window to rear aspect.

## Bedroom Two

A second double bedroom with PVCu patio doors leading out to the rear garden.

## House Bathroom

A fully tiled house bathroom with vinyl flooring. Comprising of: WC, a wash basin and a corner shower cubicle. Benefiting from chrome towel rail and mirror. PVCu privacy window to side aspect.

## Exterior

To the rear of the property is a private and enclosed garden with a large lawn and mature trees and shrubs. There is a paved patio area with a ramp leading up to bedroom two. To the front of the property is

paved patio with shrubs and trees. A paved driveway with parking for three cars leads to a single detached garage with an up and over door.

## 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.
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