

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 83 Prince Royd Halifax Road

Birchencliffe, Huddersfield, HD3 3NQ

Offers in the region of £120,000



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## Ground floor -

### Entrance hallway

Enter the property through a PVCu front door with two frosted glass panels and a frosted panel above into a hallway providing access to the living room and with stairs rising to the first floor.

### Living Room

A spacious living room with a PVCu leaded window to the front aspect. There is a wooden fire surround with a marble effect hearth and inset gas fire. The room benefits from original features including ornate cornices and a ceiling rose.

### Kitchen/Diner

A spacious kitchen/diner with matching wooden wall and base units, laminate work surfaces, tiled splash backs and a stainless sink and drainer. Integrated appliances comprise; a freestanding dual oven with a hob top and an extractor fan. There is also plumbing for a washing machine and space for a further two freestanding appliances. There is a PVCu leaded window to the rear aspect and a PVCu door leading into the rear garden. There is laminate to the floor, ample space for a dining table and a door providing access to the cellar.

### Cellar

A spacious cellar space providing useful storage options and housing the utility meters.

## First floor -

### Landing

A landing area providing access to the bedrooms and the house bathroom. PVCu leaded window to the side aspect and a small loft hatch to the loft area.

## Bedroom One

A spacious master bedroom with a PVCu leaded window to the front aspect.

## Bedroom Two

A second double bedroom with a PVCu leaded window to the rear elevation.

## Bathroom

A partially tiled house bathroom with a WC, wash basin and bath with overhead electric shower. There is a PVCu frosted window to the front aspect and vinyl to the floor. Additionally there is an alcove with shelves, a glass shelf and a wall mirror.

## Exterior

Externally this property sits on a pleasant plot overlooking woodland to the rear. To the rear there is an enclosed, walled garden with a lawn, a flower bed and a small patio area and to the front is a paved area providing an off road parking space.

## 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



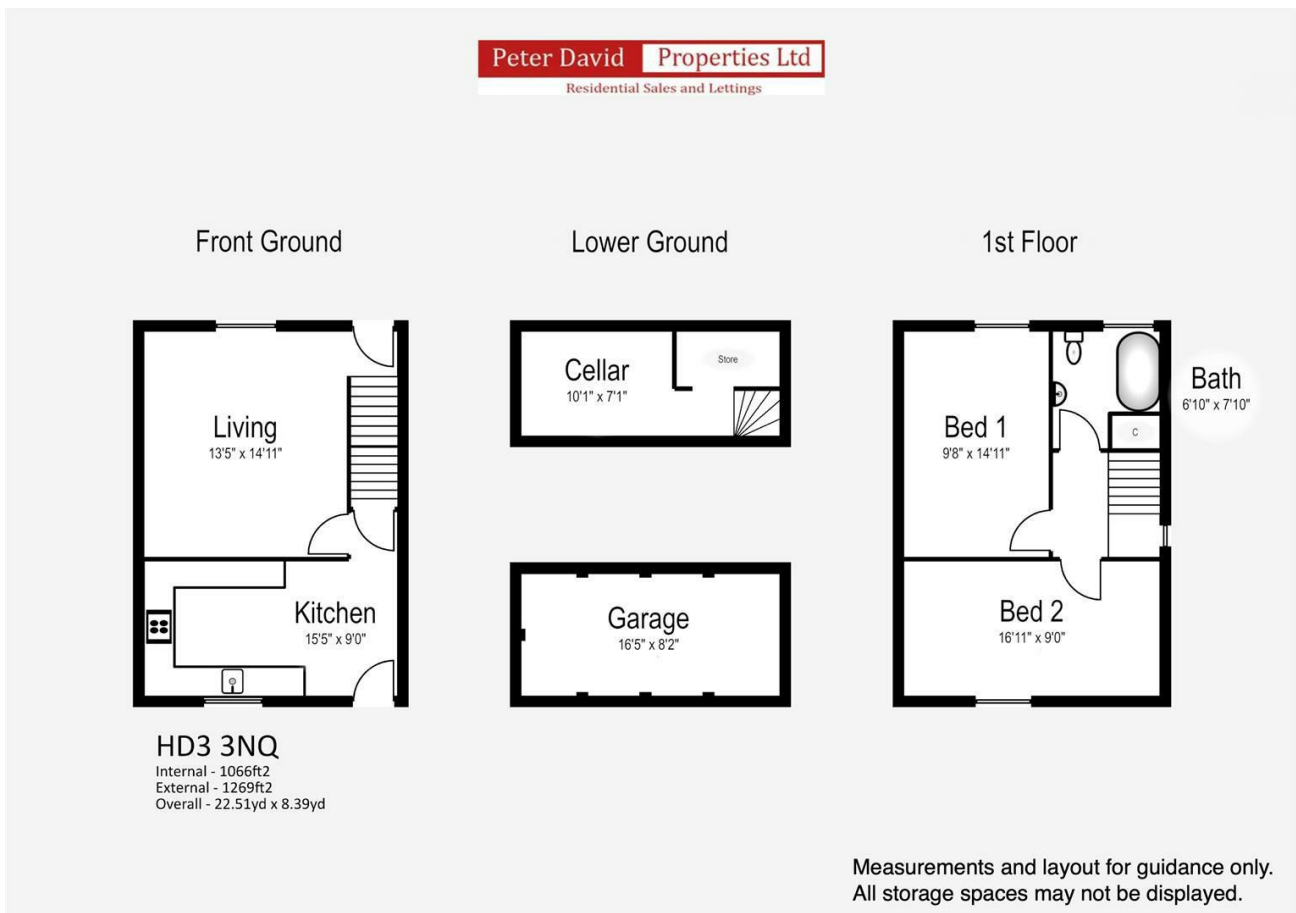
## Hybrid Map



## Terrain Map



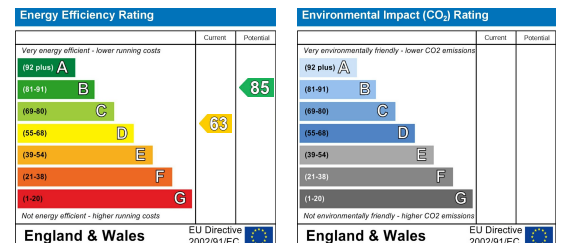
## Floor Plan



## 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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