

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 3 Stirling Wood Close

Birchencliffe, Huddersfield, HD3 3HT

Offers in the region of £359,950



# 3 Stirling Wood Close

Birchenclyffe, Huddersfield, HD3 3HT

Offers in the region of £359,950



## Ground Floor -

### Entrance Hallway

Enter this spacious property through a composite front door into a light and welcoming entrance hallway with stairs rising to the first floor accommodation. Tiled flooring flows throughout and there is access to the kitchen/diner, living room, ground floor WC, formal dining room and third reception room.

### Kitchen/Diner

A well equipped kitchen with white gloss matching wall and base units, laminate work surfaces and a stainless steel sink and drainer. Integrated appliances comprise; a five ring gas hob, an extractor fan, a dual electric RANGE MASTER oven (subject to negotiation), a under counter beverages fridge and a fridge/freezer. Cream tiled flooring flows throughout and there is ample space for a dining table. PVCu patio doors provide access to the rear garden.

### Living Room

A spacious and modern living room with plenty of natural light flowing in from the PVCu patio doors leading out to the rear garden.

### Dining Room/Utility Room

A second reception room which was previously the integral garage but has now been fully converted into this additional room. The current owners utilise this room as a formal dining room/prep kitchen/utility room. Benefitting from white gloss base units, laminate work surfaces and two freestanding spaces for appliances one with plumbing for a washing machine. Benefitting from a large PVCu window overlooking the front aspect.

### Study/Third Reception Room

An additional reception accessed via double wood and glass paneled doors that could be used to serve a variety of purposes such as a study/playroom/snug. Benefitting from a large PVCu window overlooking the front garden.

## Ground Floor WC

Off the entrance hallway is this useful ground floor WC with tiled flooring. Comprising of: a WC and a wash basin with a tiled splashback.

## First Floor -

### Landing

A light and spacious landing with a beige carpet flowing throughout. Providing access to all bedrooms and the house bathroom. The landing also benefits from two large cupboards providing ample storage space.

### Master Bedroom

A generous Master Bedroom with two PVCu windows to the front elevation. The bedroom benefits from two white gloss fitted wardrobes, electric ventilation and an en-suite.

### En-Suite

A partially tiled en-suite shower room with a WC, a hand basin and a walk-in shower cubicle with glass screen. There is a PVCu privacy window to the side aspect and tiled flooring.

### Second Bedroom

A double bedroom benefiting from fitted wardrobes and a large PVCu window overlooking the front elevation. Additionally, there is a useful alcove for storage and electric ventilation.

### Bedroom Three

A third double bedroom with white gloss fitted wardrobes and a PVCu window to the rear aspect.

### Bedroom Four

A fourth double bedroom with a large PVCu window to the rear.

## House Bathroom

A stylish, partially tiled house bathroom with a WC, a wash basin and a bath with an overhead shower with glass screen. There is tiled flooring and a PVCu privacy window to the rear elevation.

## Exterior

Externally this property offers a large, enclosed south-facing garden to the rear featuring a patio area and a large lawn. This provides the perfect space to relax or entertain guests and also benefiting from a custom built outdoor bar. The front of the property features an attractive entrance with well manicured flower beds and a large driveway providing off road parking for five cars.

## 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



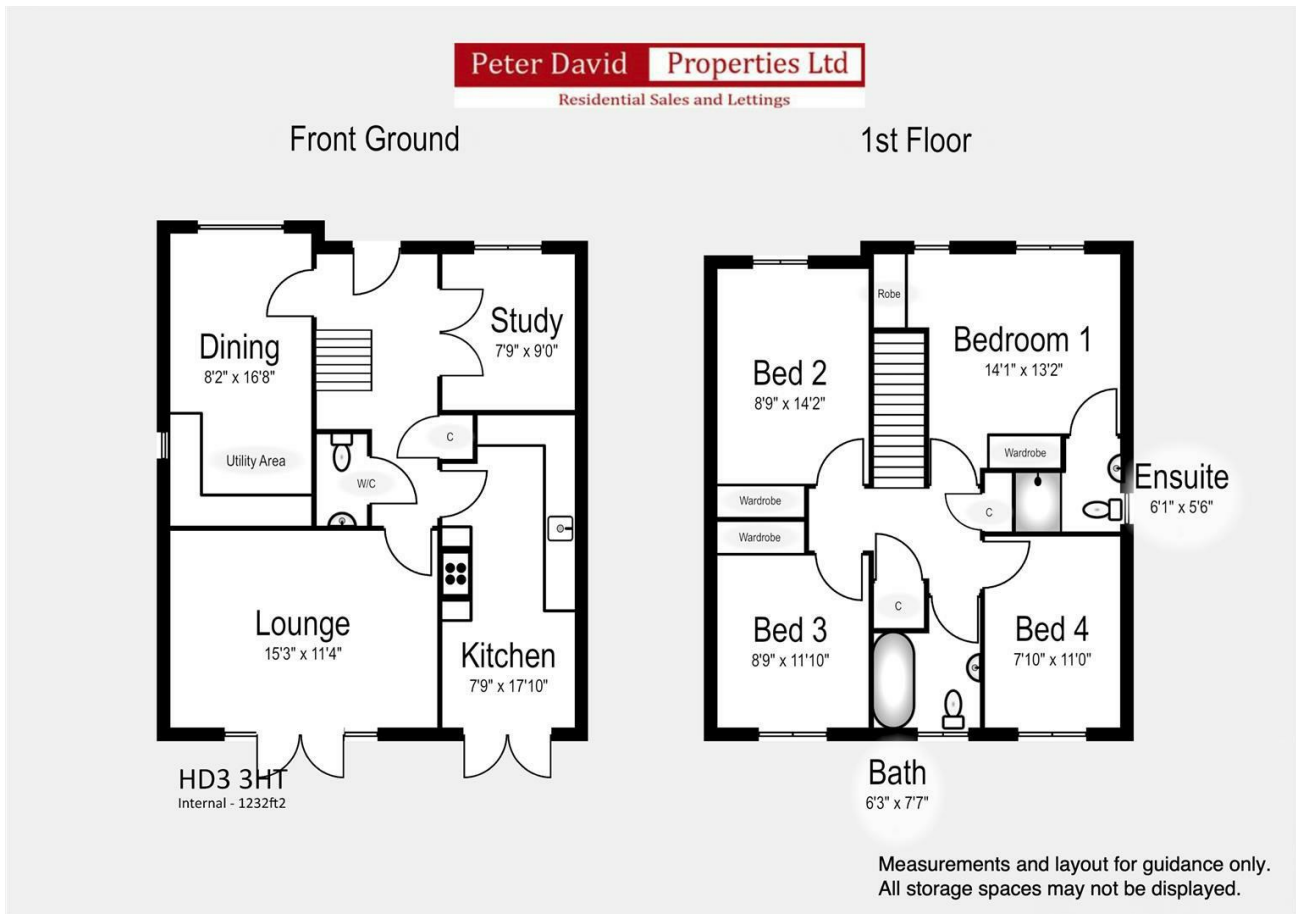
## Hybrid Map



## Terrain Map



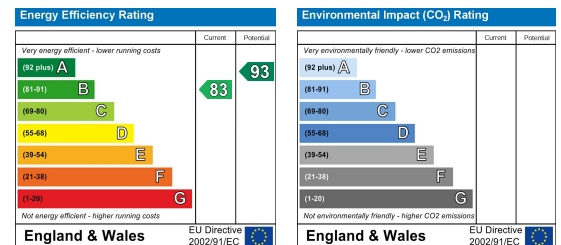
## Floor Plan



## 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