Peter David Properties Ltd

Residential Sales and Lettings

5 Bleasdale Avenue

Birkby, Huddersfield, HD2 2TT

Offers in the region of £129,950

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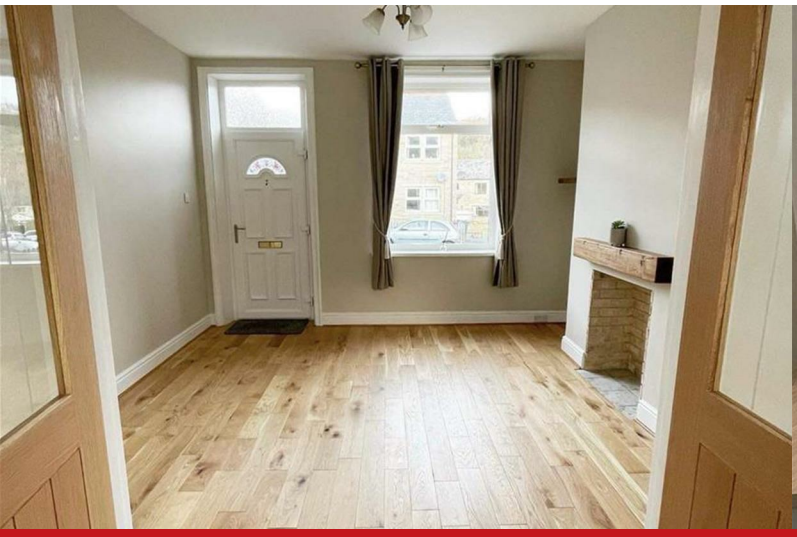

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Living Room
Access via a PVCu door straight into the living room with laminate flooring and inset fireplace with wooden lintel providing a focal point. PVCu window to front aspect. Oak and glass double doors lead through to the kitchen diner.

Kitchen/Diner
A modern kitchen diner with ceramic tiled flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, an electric hob, an extractor and a stainless steel sink and drainer sits under a PVCu window overlooking the rear garden. Benefiting from space for a dining table and a walk in storage cupboard. Access to the utility.

Utility
A useful utility with ceramic tiled flooring and plumbing for a washing machine. A PVCu privacy window and PVCu door lead out to the rear garden. Carpeted stairs rise to the first floor accommodation.

Landing
A neutral carpeted landing with access to both bedrooms and house bathroom.

Bedroom One
A double bedroom with PVCu window to front elevation.

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

House Bathroom
A fully tiled house bathroom with mosaic tiled flooring. Comprising of: WC, a wash basin and a bath with overhead shower and glass screen. Benefiting from a mirror and a mirrored cabinet. PVCu privacy to rear.

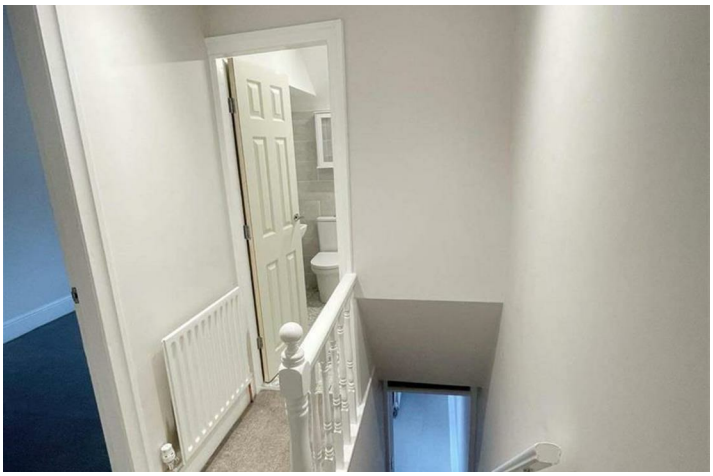
Exterior
To the front of the property is an enclosed stone paved yard. To the rear is a further enclosed paved yard.

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.

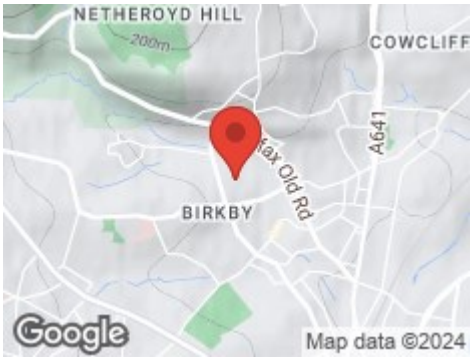
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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



Road Map

Hybrid Map

Terrain Map

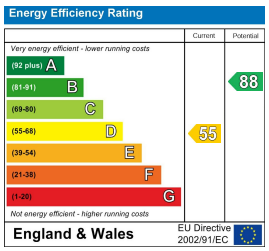


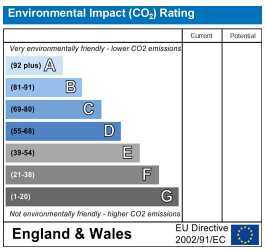
Floor Plan

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





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