Peter David Properties Ltd

Residential Sales and Lettings

33 Birchington Avenue

Birchencliffe, Huddersfield, HD3 3RD

Offers in the region of £275,000

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Ground Floor -

Entrance Hallway

Enter this stunning property through a PVCu front door with a privacy glass window and a privacy glass panel to the side allowing plenty of natural light to flow in. A neutral oak effect laminate flooring flows throughout the entrance hallway and oak veneer doors doors provide access to the kitchen/diner/living room, the main living room and the ground floor WC. A carpeted staircase with oak balustrade rises to the first floor accommodation.

Living Room

This spacious yet cosy living room features a deep pile grey carpet and a gas fire with marble surround and granite hearth offering an attractive focal point. A large PVCu double glazed window allows plenty of natural light to flow in.

Kitchen/Dining/Living Room

This property boasts an open plan kitchen/dining/living room which is the heart of this home, providing the perfect space to entertain, as well as relax in. The kitchen comprises cream matching wall and base units, wood effect laminate work surfaces, tiled splash back's and a stainless steel sink drainer. Integrated appliances comprise; an electric oven, a 5 ring gas hob, an extractor fan, a fridge, a freezer, a dishwasher, a washing machine and a tumble dryer. The current owners have divided the space into three separate zones allowing plenty of space for living/dining, with PVCu sliding doors leading out to the rear garden. Additionally, a hardwood door leads through to the rear entrance porch.

Rear Porch

To the rear of the property is a useful rear porch with tiled flooring and underfloor heating. There is PVCu windows to three sides and a PVCu stable door leading out to the rear garden.

Ground Floor W/C

A partially tiled ground floor W/C with a combination 2 in 1 Toilet and Sink and a useful storage cupboard.

First Floor -

Landing

The landing provides access to all the bedrooms and the house bathroom. There is also a loft hatch with a manually operated pull down ladder that leads to a partially boarded loft. PVCu window to the side aspect.

Master Bedroom

A well-proportioned Master Bedroom benefiting from custom built wardrobes/dressing area with grey gloss doors and a PVCu window to the front elevation.

Bedroom Two

A second double bedroom with a PVCu window to the rear elevation. There is ample storage space provided by the storage cupboards.

Bedroom Three

A third small double bedroom set to the front of the property, benefiting from a storage cupboard and a PVCu window to the front elevation.

House Bathroom

A modern and stylish recently renovated house bathroom with a WC, a wash basin set in a vanity unit with a grey gloss base unit, a bath with thermostatically controlled overhead shower and glass screen. The bathroom benefits from tiled flooring, a chrome towel rail and a PVCu privacy window to the rear elevation.

Exterior

Externally the property benefits from a large and enclosed south facing garden to the rear featuring a lawn, two garden sheds and a spacious patio area. The rear garden

overlooks quiet woodlands making it the perfect space to relax and unwind or entertain guests. Credit must be given to the current owners as the garden has been well-maintained and can only be appreciated upon viewing! To the side of the property there is a tarmacked driveway with parking for four cars leading up to a single garage with an electric door and inspection pit! To the front is a decorative graveled area, and herbaceous boarders.

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

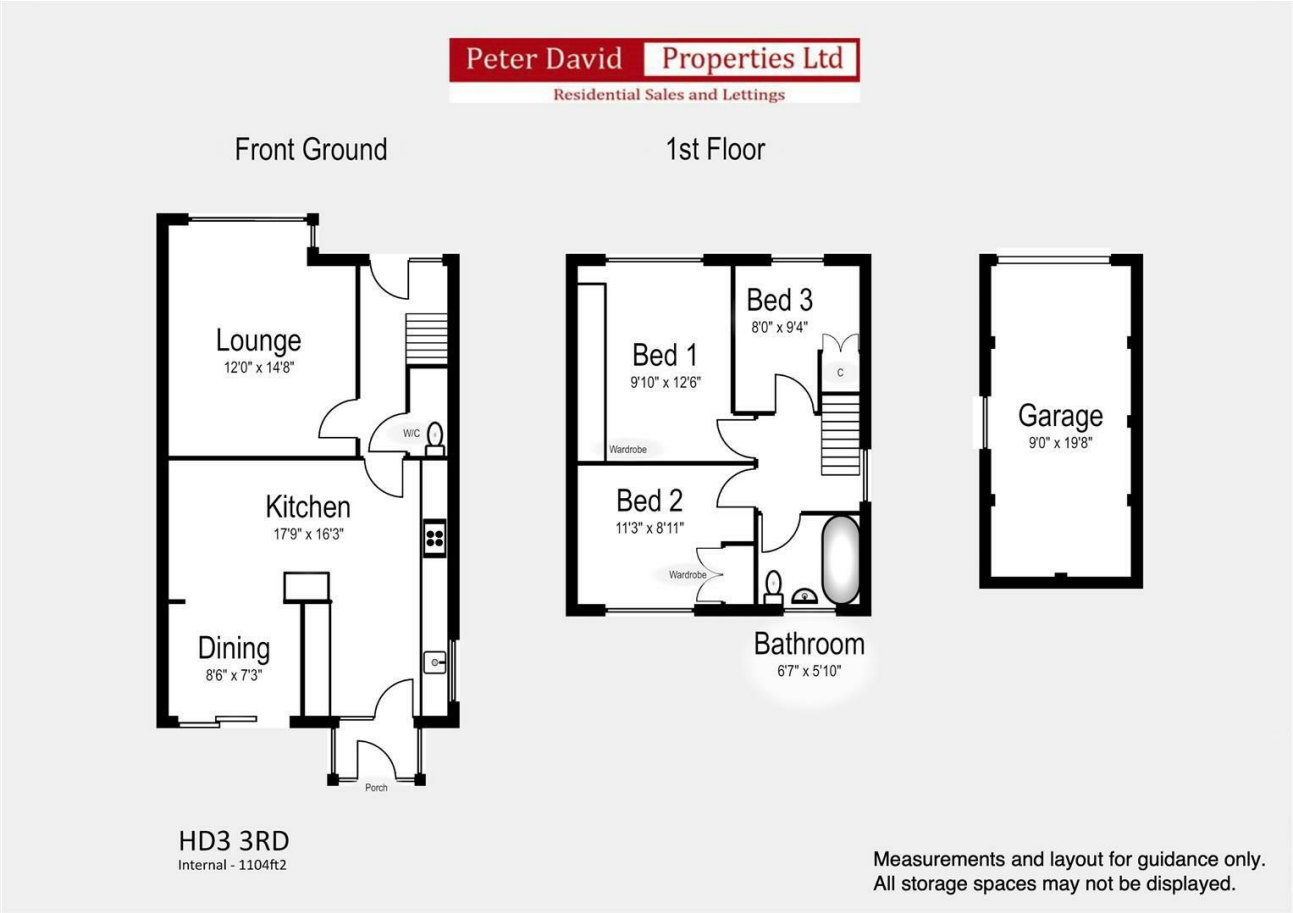
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

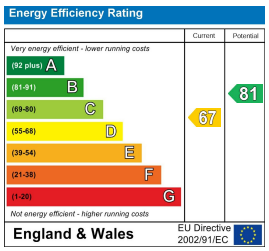
Floor Plan

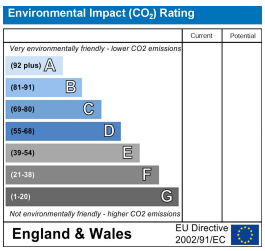


Viewing

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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5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk