Peter David Properties Ltd

Residential Sales and Lettings

53 Yew Tree Road

Birchencliffe, Huddersfield, HD3 3QT

Offers in the region of £225,000

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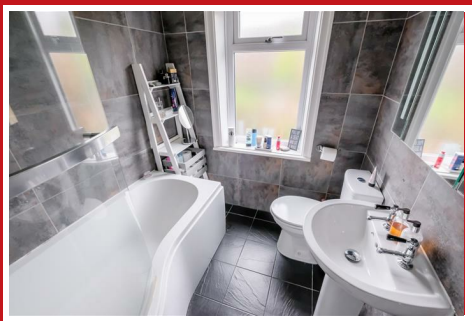

Ground Floor -

Entrance Hallway
Enter this property through a composite front door with frosted glass panel above allowing plenty of natural light to flow in. To the floor there is engineered oak wood flooring and a large under-stairs cupboard providing ample storage space. Providing access to the Kitchen, living room and utility and stairs rise to the first floor accommodation.

Living Room
A spacious living room with a neutral carpet and PVCu window to the front aspect. The room features a gas fire with a composite surround.

Kitchen/Diner
Set at the rear of the property is the kitchen/diner with brown and cream high gloss matching wall and base units, laminate work surfaces, tiled splash backs and ceramic tiled flooring. Integrated appliances comprise of; an electric oven, a gas hob and an extractor fan. There is also space for a fridge freezer. The kitchen benefits from a stainless steel sink and drainer and ample space for a dining table. There is a PVCu window to the rear aspect overlooking the garden.

Utility Room
This useful partially tiled utility room provides under counter space for both a washing machine and tumble dyer , there are laminate worksurfaces and laminate flooring . The utility room houses the brand new boiler which was installed in 2021 and there is a large cupboard providing ample storage space. A PVCu privacy window to the side aspect and a composite door leads out to the rear garden.

First Floor -

Landing
A carpeted landing area providing access to all bedrooms and the house bathroom. There is also a loft hatch leading to a partially boarded loft space.

Bedroom One
A generous master bedroom with a PVCu window to the front elevation allowing plenty of natural light to flow in. A luxury thick pile neutral carpet flows throughout.

Bedroom Two
A second spacious double bedroom with a luxury thick pile neutral carpet, fitted cupboards and a PVCu window to the rear elevation.

Bedroom Three
A single bedroom with a luxury thick pile neutral carpet , storage cupboard and PVCu window to the front elevation.

Bathroom
A modern and fully tiled house bathroom with ceramic tiled flooring and a PVCu privacy window to the rear elevation. The bathroom comprises; a WC, as wash basin and a pea shaped bath with a duel rain head chrome shower and glass screen. Also featuring a chrome towel and led mirrored wall cabinet.

Exterior
The property benefits from gardens to both the front and rear. To the rear there is an enclosed and private garden with a lawn and patio area and to the front a lawn and a paved driveway (with parking for one car) leading up to an integral garage. The garage has an up and over door and benefits from electrics and lighting.

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

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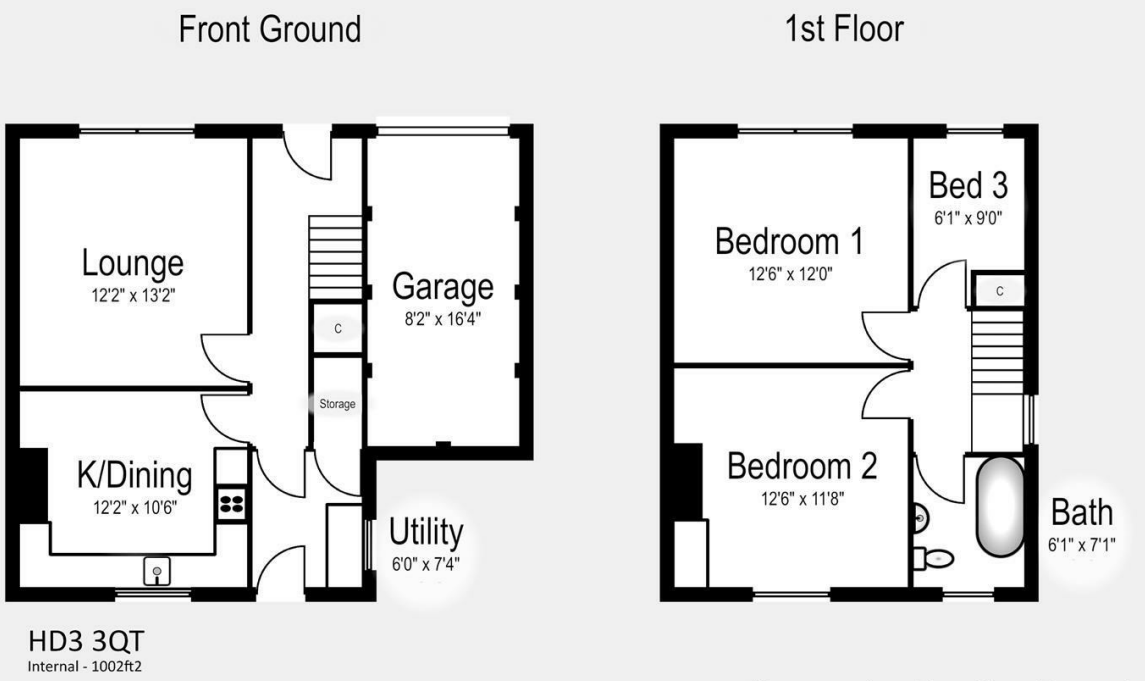


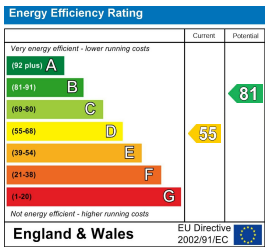
HD3 3QT
Internal - 1002ft2

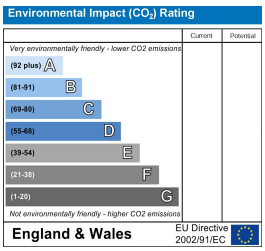
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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