

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 72 Briarlyn Road

Birchencliffe, Huddersfield, HD3 3NP

Offers in the region of £269,950

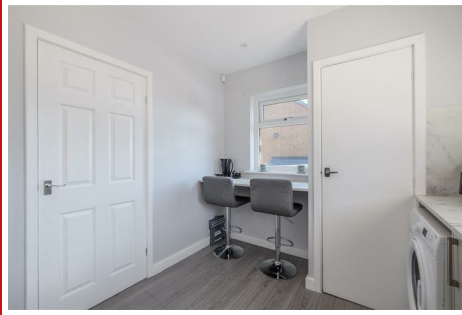




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## Entrance Hallway

Enter the property via a PVCu door with privacy glass into an L-shaped hallway. Benefiting from two large storage cupboards. Access to living room, kitchen, both bedrooms and house bathroom.

## Kitchen

A modern kitchen with laminate flooring, matching hi-gloss wall and base units, laminate worksurfaces and laminate splashbacks. Integrated appliances comprise of: an eye level electric oven, a gas hob, an extractor, a fridge and a freezer and a stainless steel sink and drainer under a PVCu window overlooking the front garden. There is a feature breakfast bar with seating for two people under a further PVCu window to side aspect. There is one free standing space for an appliance with plumbing for a washing machine.

## Living Room

To the front of the property is this spacious living room with a gas fire on a marble hearth and wood surround taking pride of place. PVCu window overlooking the front garden.

## Bedroom One

To the rear is a large double bedroom with PVCu window to rear aspect.

## Bedroom Two

A second double bedroom with PVCu window to rear aspect currently utilised as a dining room.

## House Bathroom

A fully tiled modern house bathroom with laminate flooring. Comprising of: a WC, a wash basin and a spacious shower with a glass door, rainhead shower and hand held shower attachment. PVCu privacy

window to the side. Benefiting from an illuminated glass cabinet.

## Exterior

To the rear of the property is a tiered garden with a lawn, mature trees, shrubs and a large tarmac patio area. There is the potential to extend to the rear and up into the loft (STPP). To the front is a decorative gravelled garden and a tarmac driveway (off road parking for three cars) leading to a single detached garage with electrics.

## 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.



Road Map



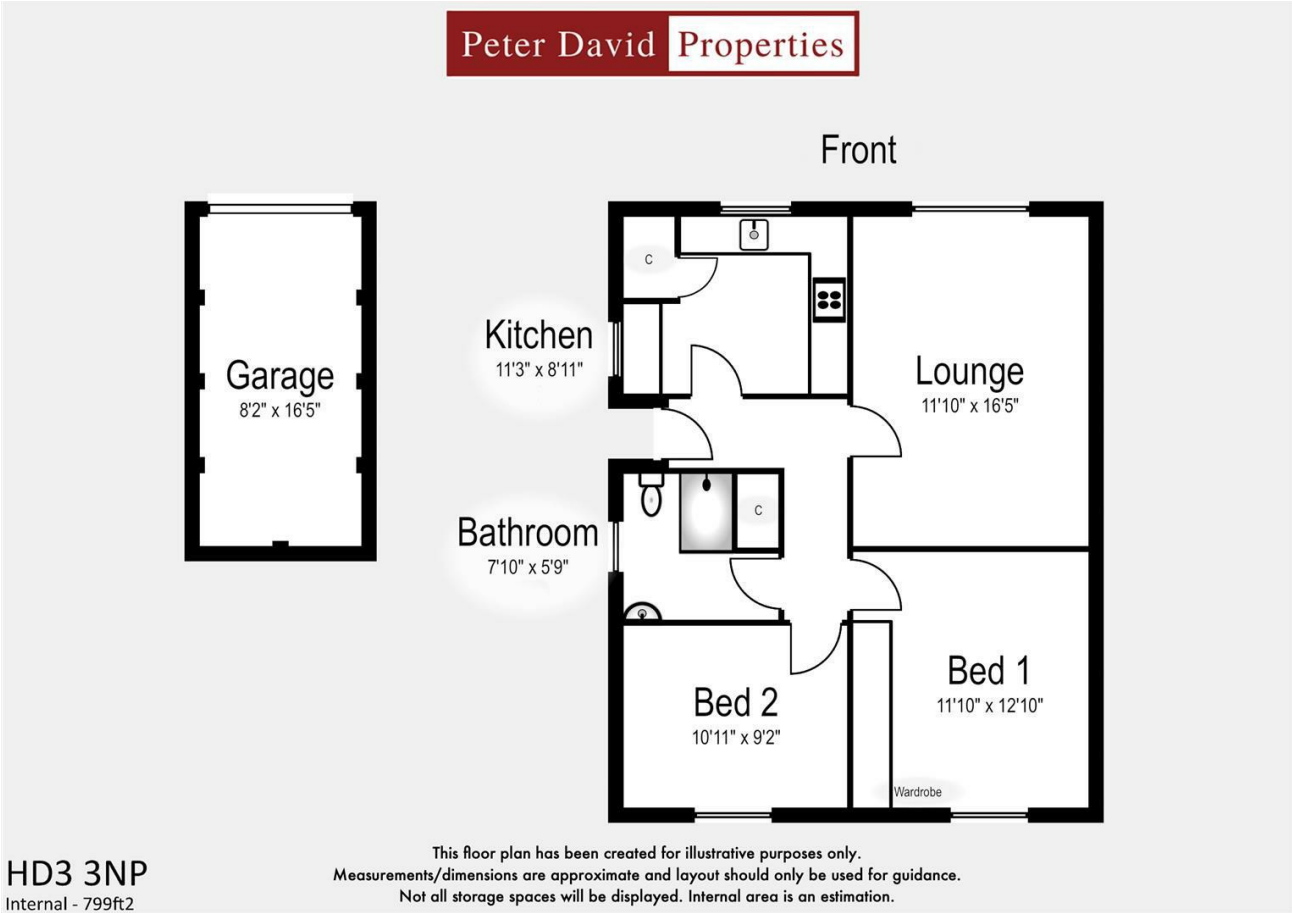
Hybrid Map



Terrain Map



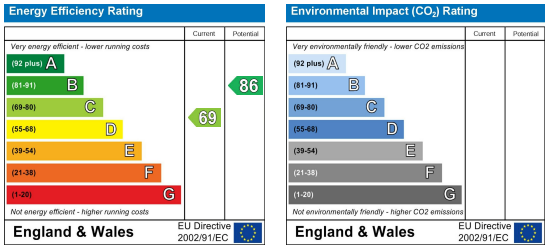
Floor Plan



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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