

# Peter David

# Properties Ltd

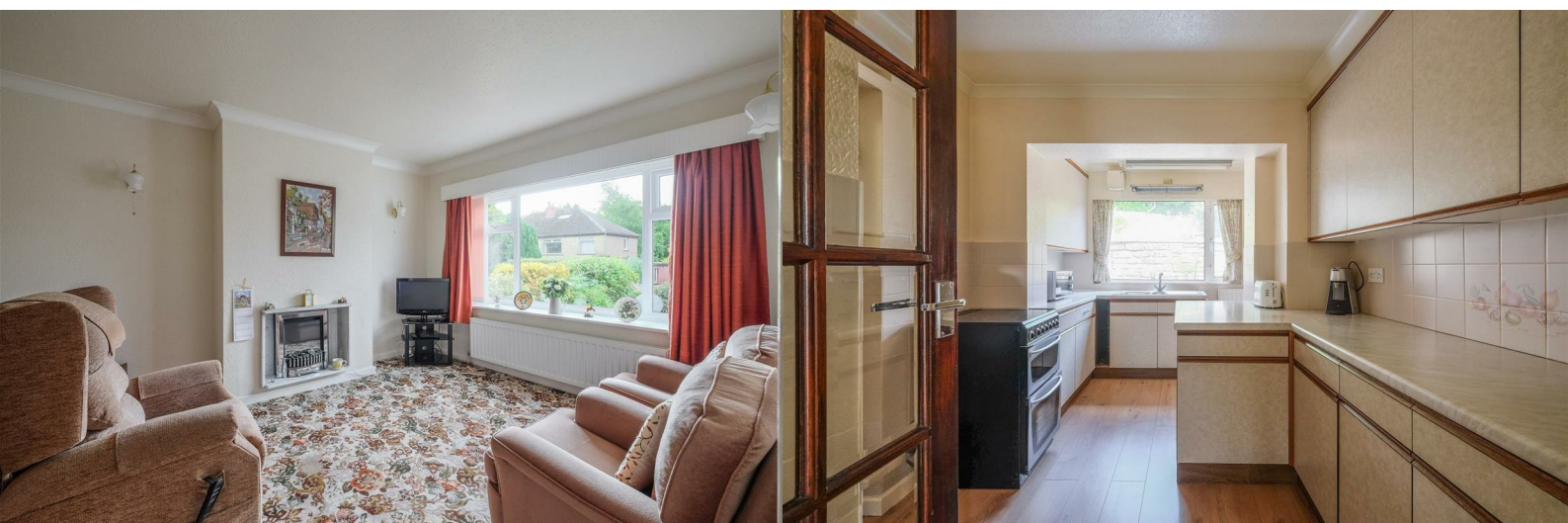
Residential Sales and Lettings



## 44 Birchington Avenue

Birchencliffe, Huddersfield, HD3 3RB

Offers in the region of £229,950





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## Entrance Porch

Enter the property via a PVCu door with windows to two sides into a useful porch. A wooden door with privacy glass and side panel takes you into the hallway.

## Hallway

A carpeted hallway with stairs rising to first floor accommodation. Access to living room and kitchen.

## Living Room

To the front of the property is the living room with an inset electric fire on a marble hearth. PVCu window to front aspect.

## Kitchen

A spacious kitchen with laminate flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. There is a free standing double electric oven with an electric hob and a further free standing space for a fridge. A 1.5 stainless steel sink and drainer sits under a PVCu window overlooking the rear garden. A useful pantry provides extra storage and an integral door leads out to the garage which benefits from a utility room. A PVCu door leads out to the rear garden.

## Dining Room

To the rear of the property is a carpeted dining room with a PVCu window to rear aspect.

## Landing

Stairs rise to the landing with access to all bedrooms, house bathroom and a partially boarded loft.

## Bedroom One

To the front is a spacious double bedroom with built in wardrobes. Two PVCu windows provide plenty of natural light.

## Bedroom Two

The extension provides a second double bedroom with a wash basin and fitted wardrobes. PVCu window to front elevation.

## Bedroom Three

To the rear is a third double bedroom with fitted wardrobes. PVCu window to rear elevation.

## Bathroom

A fully tiled house bathroom comprising of: a WC, a wash basin and a bath with and electric shower. PVCu privacy window to rear elevation.

## Exterior

To the rear of the property is an enclosed large tiered garden with an abundance of mature trees and shrubs and two flagged patio areas. To the front is a tarmac driveway (off-road parking for one car) leading to the garage, which has an electric door. There is a garden with a lawn and herbaceous borders.

## 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



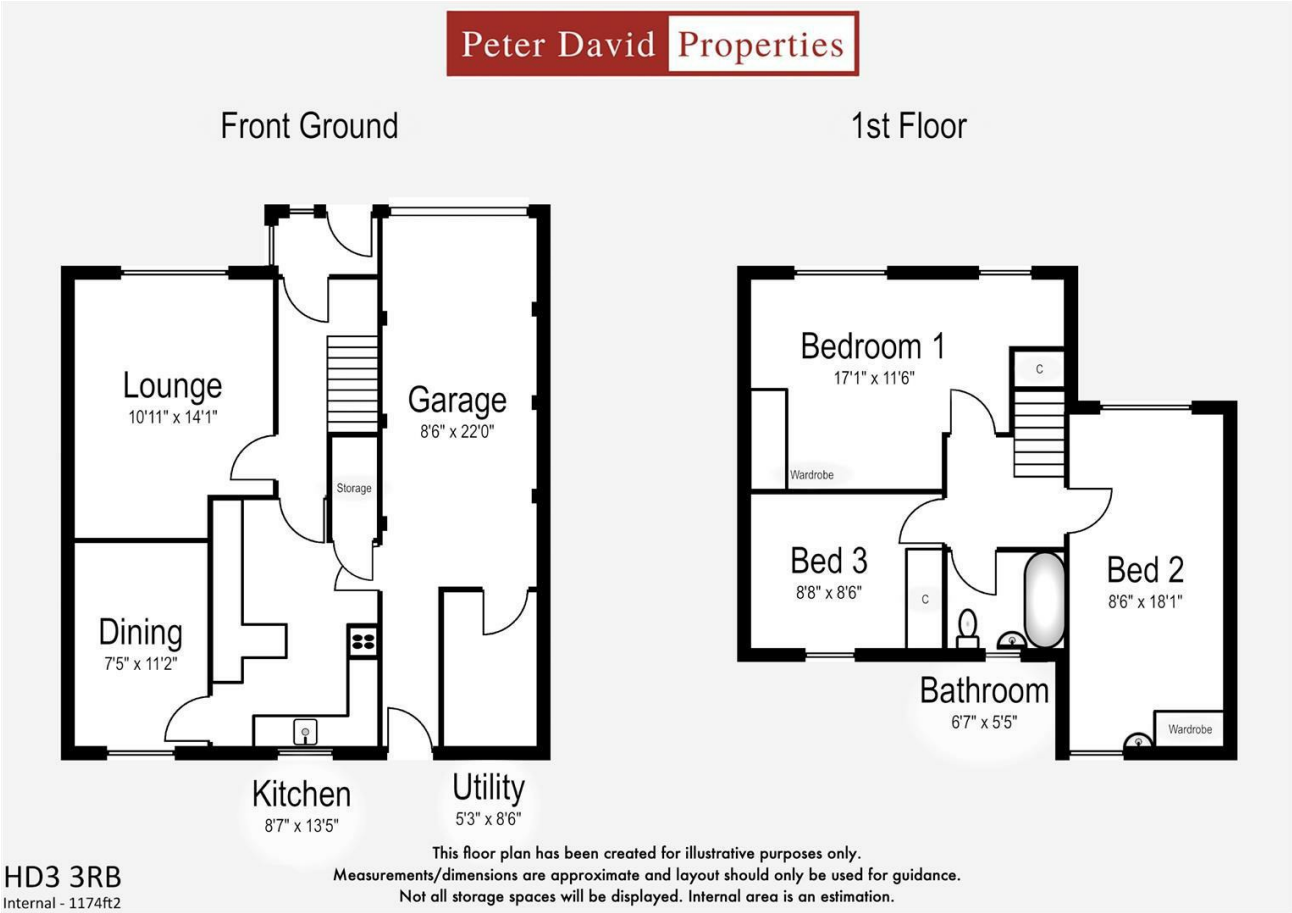
Hybrid Map



Terrain Map



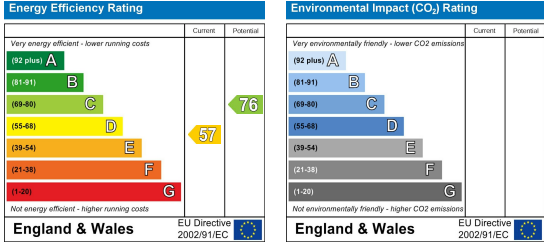
Floor Plan



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



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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