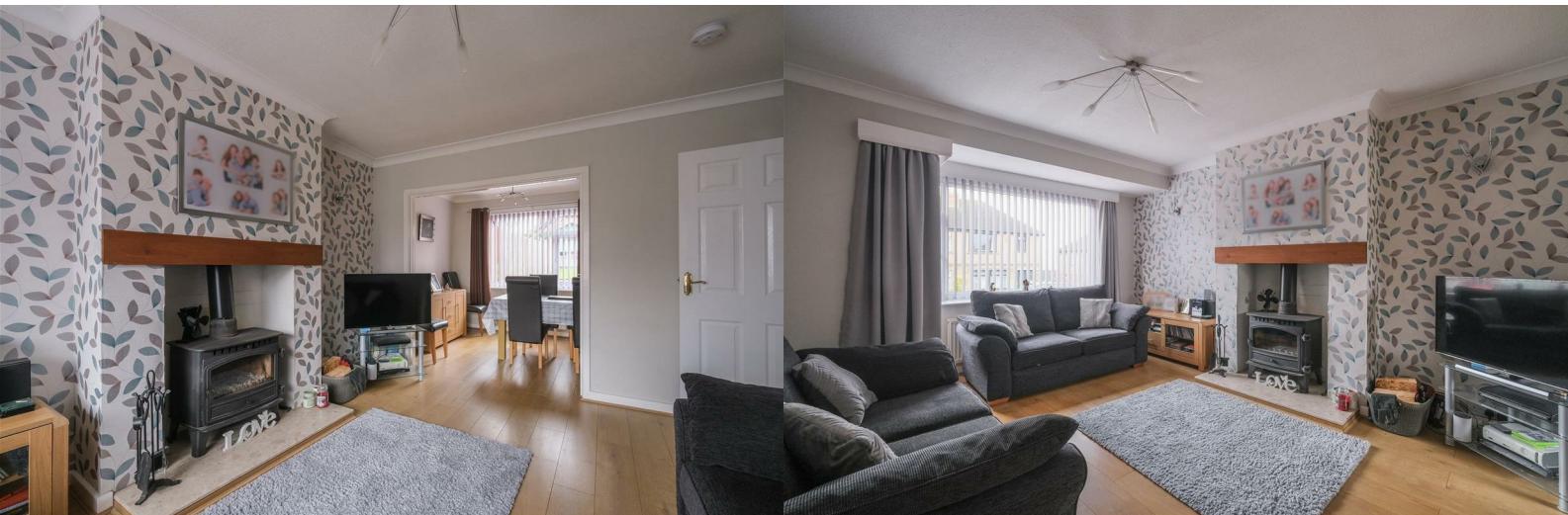




9 Birchington Drive

Birchencliffe, Huddersfield, HD3 3QS

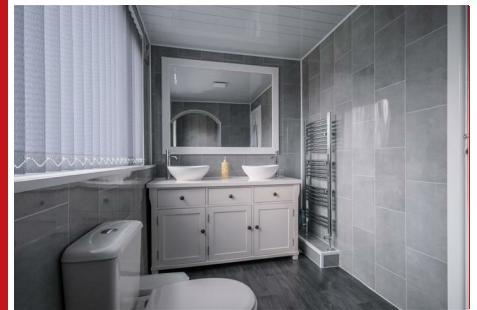
Offers in the region of £320,000



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Offers in the region of £320,000



Entrance Hallway

Enter the property via a composite door with a PVCu frosted side panel into the hallway. Wood flooring flows throughout the ground floor. Access to the WC, living/dining room and the kitchen.

Ground Floor WC

A well appointed ground floor WC beneath the stairs. Comprising of: a WC, a wash basin and an extractor fan.

Living/dining room

A spacious living dining room. The living room is set to the front of the property has a PVCu bay window providing plenty of natural light and a fireplace with a wooden mantle provides an attractive focal point. Access to the dining area with plenty of room for a family dining table and PVCu window overlooking the rear garden.

Kitchen

To the rear of the property is the kitchen having wood matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of an electric oven, a five ring gas hob, an extractor, a dishwasher and a stainless steel sink and drainer under a PVCu window overlooking the rear garden. There are two free standing spaces for appliances, one with plumbing for a washing machine. There is a composite door to the rear garden and an internal door to the garage.

Landing

Carpeted stairs rise to the first floor accommodation with access to all four bedrooms and the house bathroom. Access to the loft.

Master Bedroom

To the front of the property is the master bedroom benefitting from ample fitted wardrobes. A PVCu window to the front aspect.

Bedroom Two

A second large double bedroom also with a built in wardrobes. A PVCu window to the front aspect.

Bedroom Three

A third double bedroom with laminate flooring. Further storage through a built in unit and a PVCu window to the rear elevation.

Bedroom Four

A spacious single bedroom to the front of the property currently utilised as a great home office space. A PVCu window to the front aspect.

House Bathroom

A luxury fully panelled house bathroom to the rear of the property with laminate flooring. Comprising of a WC, a vanity unit with his and hers wash basins and benefitting from a chrome towel rail. Through an archway there is a bath with overhead shower and an extractor fan. Benefiting from plenty of storage options. To the rear are two privacy PVCu windows.

Exterior

To the rear of the property is a large south facing private and enclosed garden with a lawn and decked area, an ideal place to relax with family or for entertaining guests. To the front of the property is a brick driveway with off road parking for two cars.

Mortgages

We recommend Chris Terry at Naomi Financial, 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



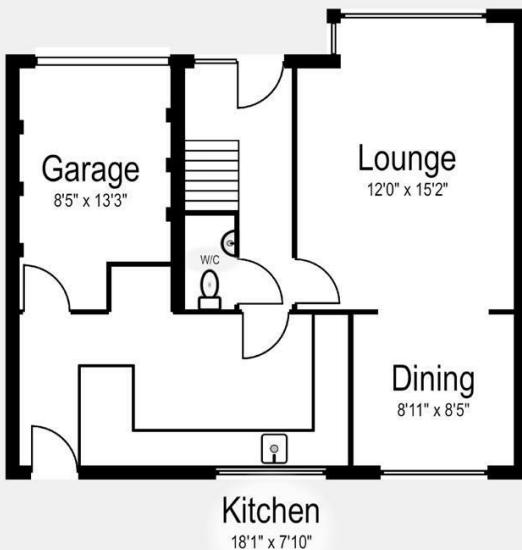
Terrain Map



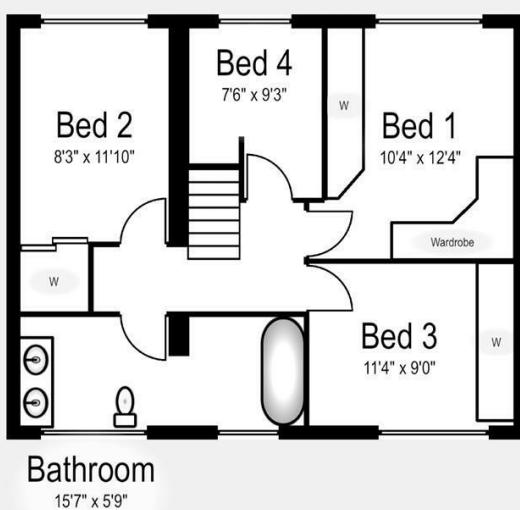
Floor Plan

Peter David Properties

Front Ground



1st Floor



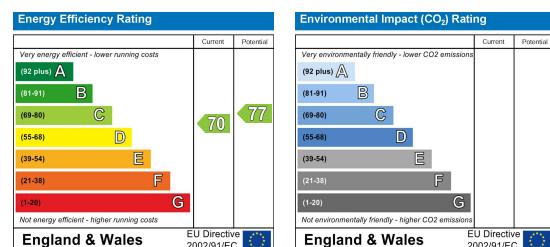
HD3 3QS
Internal - 1177ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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